

336.29
R34
1890

State of Rhode Island and Providence Plantations.

REPORT
OF THE
Board of State Valuation,
MADE TO THE
GENERAL ASSEMBLY,
AT ITS
JANUARY SESSION, 1891.

PROVIDENCE, R. I.
E. L. FREEMAN & SON, PRINTERS TO THE STATE.
1891.

State of Rhode Island and Providence Plantations.

REPORT

OF THE

Board of State Valuation,

MADE TO THE

GENERAL ASSEMBLY

AT ITS

JANUARY SESSION, 1891.

PROVIDENCE, R. I.

E. L. FREEMAN & SON, PRINTERS TO THE STATE.

1891.

336.29

R34

1890

28 Je 09 E.C.S.

REPORT.

To the Honorable the General Assembly of the State of Rhode Island, at its January Session, A. D. 1891:

The Board of State Valuation have the honor to present their report as required by the Act which created the Board. This Act was passed at the January Session, 1890, and supplemented a resolution adopted at the January Session, 1889.

Under the resolution of 1889, a Joint Special Committee of the General Assembly, consisting of Messrs. Israel B. Mason of Providence, Henry W. Hayes of Bristol, and Edwin A. Perrin of Pawtucket, from the House of Representatives, and Messrs. Joseph E. Cole of Woonsocket, and Robert S. Franklin of Newport, from the Senate, was appointed "to inquire into the sources of revenue of the State, etc," reference being made to the copy of the resolution appended hereto for the precise language thereof.

The Committee's interpretation of the resolution was that they should obtain such information relative to the ratable property of the several towns in the State as would be valuable in the work of revaluing such property for purposes of State taxation; it being conceded on every hand that such a revaluation was much needed and would soon have to be made. Acting upon this understanding, and realizing that no change had been made in the rating of the several towns for purposes of State taxation, during a period of sixteen years, excepting by the loss or acquisition of territory, the Committee deemed it their duty to make as complete and thorough an investigation of the subject as would, under the circumstances, be possible. They therefore determined to visit every community in the State, and to seek the most direct and positive evidence obtainable.

Preliminary to this work the Committee held several meetings in Providence, at one of which they elected Mr. Albert A. Baker, of Providence, clerk.

The method pursued by the Committee in making these investigations was practically as follows, viz.: They would meet the assessors, after due notice to them, at the town clerk's office (or wherever the records were kept and would be convenient for use), and would then conduct a system of questioning designed to secure from the assessors the fullest and most correct information relative to their methods of valuing the different classes of property and to their reasons therefor.

The examination was longer or shorter according as the assessors had intelligent ideas of the purposes of the visit, or were inclined to assist the Committee in their efforts to procure useful information. Then comparisons were made in the valuations put upon specific properties in different years, and an inspection of the real estate, especial attention being given to localities where marked changes had taken place, was made by the Committee, accompanied by the assessors when convenient for them, and always by some well-informed citizen of the town. The records of land evidence were searched, and a list obtained of sales where the actual consideration was expressed in the deed. Lists of sales were often obtained also from the town clerk or from some citizen in a position to know what prices were actually paid for different pieces of property. Manufacturing plants were visited and thoroughly examined, the owners or their agents furnishing the Committee with much valuable information. The evidence thus obtained was, so far as it was possible, reduced to writing for the future examination of the Committee.

This plan of work was carried out by the Committee in every town and city in the State, with the exception of the City of Providence, the January Session of the General Assembly interrupting the Committee's labors as they were about to commence work in that city.

At this session (January, 1890,) State officers and others deemed

it advisable to utilize the experience of the Committee, together with the vast amount of written evidence which they had gathered, by resolving the Committee into a "Board of Re-Valuation." This was accomplished by an Act, a copy of which is appended hereto, passed May 2, 1890, whereby the Joint Special Committee above referred to, together with Messrs. Ambrose Feely of Woonsocket, and Amos D. Arnold of Pawtucket, were constituted a "Board of State Valuation," with the duty of preparing "a re-valuation of all the ratable property of the several towns and cities of the State," and reporting the same to the General Assembly before February 1st, 1891. This latter duty has not been complied with, because the magnitude of the work was such as to render its completion at that time practically impossible. The Act also required the Board to perform other duties, the scope of which was very broad.

Immediately after organization (Mr. Baker being retained as clerk), the Board, adopting and pursuing the plan established by the Committee, visited several towns and cities in the State for the purpose of making further examination thereof and of gathering information for comparison with the evidence obtained by the Committee. They then commenced a thorough investigation into the methods of valuation in the City of Providence and into the actual condition of property therein, comparing the same with the conditions and valuations of other years, back to 1872. This occupied a period of over four months. Since that time the Board have been at work at the State House in Providence, developing the immense amount of data in their possession; working through the winter months upon an average of three times a week from four o'clock in the afternoon until eleven o'clock at night. The results are herewith presented, separate reports upon the several towns being appended and made a part of this report. In this connection the Board would call attention to the fact that the territorial limits of the cities of Providence and Pawtucket and the towns of North Providence and South Kingstown have been changed since the State valuation of 1873,

and that the valuations thereof have been changed in conformity therewith.

The Board feel it incumbent on them to report, without going into tedious detail, some of the matters and methods which seemed to them to call for criticism, and will first refer to the valuation of real estate.

In many of the towns the valuation was made in a loose, unreasoning way, which resulted either in the amounts being named from baseless guess-work, or from reasons purely personal toward the owner of the property.

In other towns there was exhibited a disposition to make equitable valuations, but the results were not always satisfactory owing to the lack of a proper system. In fact, there were but four towns in the State in which the assessors appeared to have well-defined systems, viz:—the cities of Providence, Pawtucket and Newport and the town of Cranston. In these towns it was not the lack of a proper system which led to their being undervalued, but causes entirely local in their nature. Land is platted for the benefit of the assessors and the area and location of every lot is known. The land and improvements are valued separately. This is very different from the method pursued in some towns, where several tracts of land, with the improvements thereon, belonging to one individual, will be assessed merely for a gross sum, without any description of the property whatever, and also different from some other towns, where separate parcels of real estate belonging to the same person may be separately referred to in the tax list, but where the valuations thereof are arrived at by processes unknown to this Board.

There are still some boards of assessors in the State who are willing to admit that they do not intend to assess real estate at its full, fair, cash value, but rather at various percentages of its true value, from sixty per cent. (and even lower) upwards. In many of the towns, however, the assessors assert their intention to follow strictly the statutory requirement. There are nearly as many constructions put upon the phrase "full, fair, cash value" as there

are assessors using it; the extremes being, "what the property would sell for under the most favorable circumstances," and "what it would fetch at forced sale under the most unfavorable circumstances."

It was very noticeable that the most liberal interpretation of the statute, as a rule, was made in those communities where the greatest improvement in real estate had been made, and the contrary, in those towns where values had changed, if at all, for the worse. The notable exception to this apparent rule was the city of Pawtucket, where from stress of local circumstances, the valuation has increased with the improvement of property. There are a great many towns wherein the assessors use the valuations of different pieces of property placed thereon by their predecessors in office and make no change in such valuation unless there has been marked change in the property.

The humorous phases of the Board's work were not the least valuable, in that they served to illustrate the Board's idea, that a uniform system of election of assessors throughout the State was very desirable. When the Board found a body of assessors waiting for their examination by the Board, with antagonism expressed in every lineament, in every movement and in every utterance, they soon learned to know that this meant a long and weary fight for little information, with a hard struggle on the part of the assessors to conceal such facts as might lead the Board to believe that there had been an improvement in the property of the town, and when during the Board's review of all the data in their possession, they found that some of these towns had reduced their valuations in 1890 from 1889, they were satisfied that their first impressions were correct and that these towns were trying to reduce their proportion of the State tax.

The Board believe that much of this is the result of the system of election each year of a large or small board of assessors, selected from different portions of the town, who are expected to perform their duties faithfully upon a compensation somewhat less magnificent than that of the Inspector of scythe-stones. If the

same tenure of office as, and a proportional compensation to, the assessors of the city of Providence, was given to the assessors of every other town and city, there would, in the opinion of the Board, be far more satisfactory and equitable results. The Board would suggest that the language of the Statute be changed so that it will state definitely and explicitly the basis upon which all valuation of real estate should be made.

The term "mill property" is used throughout this report as synonymous with manufacturing plants of all descriptions.

There was not a board of assessors in the State who knew, and but few pretended to know, what the true valuation of mill property was, and the Board were thrown upon their own resources in ascertaining the exact condition of such property. The assessors very often assessed the property for such amounts as the owners would seem willing to have taxed against them, and sometimes would assess the entire plant as real estate, and again would assess a total amount and then divide it into real and personal equally, but more often would assess amounts arbitrarily, both real and personal, without being able to give any reason therefor.

The Board visited nearly every manufacturing plant of any considerable importance in the State, and were almost invariably received with much courtesy by the owners or their representatives, and had every facility offered them to obtain the fullest information.

In addition to the personal inspection of mill property, the Board sent to all the principal manufacturing establishments in the State a confidential circular, asking for certain information which would be of great assistance to the Board in determining the value of a plant. They received a large number of returns, thus proving as a rule that the manufacturer is not only not averse to giving proper information when sought in a proper way, but is always desirous of furnishing accurate data and is, withal, very courteous about it. The Board was fortunate in having as a member a practical woolen manufacturer of long standing, who was of great assistance to them in this branch of the work. With

his aid a standard was adopted for all classes of mill property which the Board have since, individually, been informed was certainly conservative. The importance of properly rating this class of property cannot be over-estimated when it is considered that nearly every village in the State has its manufacturing establishment upon which a portion of that community depends for its livelihood. The Board, therefore, used considerable time in determining and reviewing the valuations of the various mill properties. In this connection it may be said that the decisions in the Dunnell Manufacturing Company's case and the Coventry Company's case, reported, the former in Vol. 15 of the Rhode Island Reports and the latter in Vol. 16 of the Rhode Island Reports, have done much to befog the understanding of the average assessor on the subject of assessing mill property. There seems to be no reason why, if personal property is to be taxed, the entire stock in process of manufacture in a mill should escape assessment or even why the machinery should escape assessment because the mill owners have a temporary indebtedness.

The Board find an utter lack of uniformity in the assessment of railroad property in the different towns, the general feeling being, apparently, that railroads could in the poorer towns be taxed to the highest notch with impunity. Taking this matter in connection with the taxation of personal property, the Board are of the opinion that a new method of taxing *railroad* corporations, if no others, should be adopted. The most efficacious plan which the Board have yet discovered is the plan adopted in Massachusetts, which they recommend to the earnest attention of your honorable body. This plan contemplates not only the equalizing of the real estate valuations of the railroads, but also the assessment of all their capital stock.

In relation to the taxation of personal property, the Board must confess that, with the exception of the personal property of mills, they found themselves in much the same predicament as they found the assessors in the several cities and towns, i. e. pre-

suming that everything was to be taxed, the assessing a valuation of personal property was largely guess-work. There were all kinds of ways in which personal valuations were made by the assessors of the different towns. In one case mortgages would be assessed at their face value and in another an allowance would be made. In a great many instances there would be no taxation of live-stock or farming-tools, and also no taxation of books, works of art, furniture, etc. In some towns railroad stocks were not taxed and in others bank stocks were assessed at par, although selling for much above par. Inventories of estates invariably showed that the estate was more valuable than appeared by the assessments against it.

In nearly every town there appeared to be a large amount of personal property which for one reason or another was not taxed; and in the assessment of this class of property there has arisen, and must of necessity arise, a spirit of antagonism to the principle of this taxation, growing out of the feeling which each individual has that the assessors have taxed him, perhaps not all that he is liable to be assessed for, but more in proportion than his neighbor has been taxed, whom he knows to have far more personal property liable to taxation than he is assessed for. The result of this condition is that there is a constant attempt to conceal property from the assessors, and under the present system, the development of a tendency to untruthfulness in otherwise upright men, which these individuals would look upon with horror if it applied to their ordinary business affairs.

There should be some restriction put upon the removal of individuals from one town to another for the main purpose of avoiding taxation, as the result is not just to the other members of the community who pay a tax upon a larger percentage of their property. It would seem, if the present scheme of personal property taxation is to continue, as though there should be changes in the laws to reduce the inequalities of taxation to a minimum. There can be no good reason for taxing both the mortgagor and mortgagee of real estate and not taxing the

mortgagor and mortgagee of personal property. Either there should be double taxation, so-called, in both cases or in neither. It is possible that much of the present difficulty might be avoided if tangible personal property only were taxed, and this without rebate and wherever it might be found.

Although the Board are not yet able to determine whether or not all corporations, of every description, should be required to pay an annual rate upon their capital, yet they are satisfied that all personal property of corporations, such as machinery, etc., which is not exposed for sale in the ordinary course of trade, should be assessed regardless of the indebtedness of the corporation. They also believe that a fee should be required from every corporation applying for amendment to its charter, and also from every literary or social body obtaining a charter.

In this matter of personal property taxation there should be required of the cashier of every National Bank in the State that he, on some stated day, annually notify the assessors of the town in which the stockholder in his bank resides, of the name of such stockholder and the amount of his stock.

The law should also require the assessors to notify in writing every person whom they propose to assess personal property for the first time and every person the valuation of whose property they propose to increase.

There are many matters which could be suggested to your honorable body in connection with this subject, each of which would have its peculiar merit, but as there is such a diversity of opinion about the advisability of one or the other being considered at this time, the Board have concluded that it would be detrimental to the interest of the main scheme, that of securing an equitable re-valuation, to call the attention of your honorable body to them at this time, in any other way than is stated herein.

The Board have had several tables prepared showing in brief the results of the re-valuation and comparison with other valuation. They believe that they have fully covered the ground of explanation in their detailed reports appended hereto. The new

law passed at the January session, A. D. 1890, requiring assessors to place the valuation of land and improvements in separate columns was complied with by nearly all the towns, the few neglecting to do so being cases where the assessors did not receive timely notice of the new law, or did not wish to do the extra work required, as they called it, without extra compensation. The system is a good one but does not yet work satisfactorily because the assessors do not all make the separate valuation intended by the law, but instead make an arbitrary separation of the whole amount into land and improvements.

The Board have given considerable attention to the other subjects in relation to which they were required to make suggestions to your honorable body, but, from the lack of time, have not been able to formulate these suggestions for presentation at this time. If it is considered advisable to continue this Board for these purposes until the January Session of 1892, they will be in a position to present a more elaborate report than could possibly be prepared in any much less time, and can then supplement the report with bills framed to meet their suggestions. All of which is respectfully submitted.

ISRAEL B. MASON, *Chairman*,
HENRY W. HAYES,
EDWIN A. PERRIN,
JOS. E. COLE,
ROBT. S. FRANKLIN,
AMBROSE FEELY,
AMOS D. ARNOLD.

PROVIDENCE.

The Board commenced work upon the valuation of the City of Providence by meeting the City Assessors, at their office, July 8th, 1890, and continued these meetings upon an average of three times a week, until about the middle of August, and again during the early part of September. At these meetings the most careful examination was made of the assessors' methods of fixing valuations. In inquiring about the real estate valuation all the assessors' plats of the City were consulted, each plat being taken up separately and careful comparisons being made of the assessed values for the year 1890 with the assessed values of several other years, and also with the records of sales, where the actual selling price could be determined. The assessors were subjected to a thorough examination relative to the condition of property on each plat, and to the changes which had occurred therein since 1873.

Copious minutes were taken at each of these meetings, and records of hundreds of sales were obtained from the assessors, where the actual consideration was known to them and not expressed in the transfers.

After completing this work at the office of the assessors, the Board accompanied by the assessors with plats and plat books, visited every section of the city, and made a personal inspection of the property located on each of the plats. They also visited nearly all the manufacturing establishments of importance in the city, this work of personal inspection of real estate and manufacturing property occupying the attention of the Board for nearly two months.

In carrying out this plan of the work, the Board were enabled to notice the changes occurring in many parts of the city. In some sections, each covering territory included in several plats, there would appear to be no life in real estate values, and apparently a depreciation from the values of a few years previous, while in other sections, there were indications of constantly increasing values. In several instances of this kind, the assessors stated they had not, as yet, made the changes in value warranted by the conditions and the Board have kept in mind the expressed intention of the assessors to re-adjust the values in different localities, as soon as they could make the necessary arrangements therefor.

The Board have taken into consideration as the city assessors have, the effect of local conditions upon the different sections, and they have also taken into consideration in making comparisons between the values of 1890 and 1873, of certain sections of the outlying districts of the city, the difference between the "fictitious values" under the "boom" of 1873, and the "hard pan" values of 1890.

The examination of the record sales of the past two years, and of the sales obtained from the assessors of the past ten years, including sales of parcels of property for specific sums, and of parcels of property at a rate per foot, disclosed some peculiar facts. In some aggregates of sales the proportion of the sales to the assessed values, were as high as 101 per cent., while in others it was as low as 69 per cent., but it was noticeable that the greater differences between the selling price and the assessed value, were in the more thriving and rapidly growing portions of the city, while the lesser differences were found in those sections where few changes were occurring.

The assessors state that while intending to tax land for its full, fair, cash value, they are not governed by individual sales, but, before changing values in the vicinity of the land sold, wait until there develops a general upward tendency before increasing the valuation; thus there are many localities where the assessors have not changed the valuation, although the selling prices of land in those localities would indicate that an increase or decrease of the valuation would be warranted.

The growth of the city from 1873 to 1890, as indicated by the census returns, the census of 1870 being 68,904, and the census of 1890 being 131,749, together with the addition of a large territory acquired from the town of North Providence, would naturally suggest a proportional increase of valuation, taking the valuation of the State Board of 1873 as a basis, but it must not be overlooked that the valuation of the State Board of 1873, although honestly made and justified by the then condition of things, was as has been shown by the lapse of time, based upon an inflation which has since been reduced to an approximately normal condition.

The Board find that in the valuation of manufacturing property the assessors have exhibited a leniency towards the owners thereof that is certainly commendable, when viewed as an exhibition of their appreciation of the advantage of such property to the city, but is as detrimental to the State's interest in so far as its revenue is concerned. They state that in many instances they have followed the valuations put upon such property by their predecessors in office, and also that they have no standard of valuation for this class of property. The under-valuation and in many instances lack of valuation

of the personal property of manufacturing establishments is particularly noticeable. The experience acquired by the Board in the examination of manufacturing property throughout the State (the City of Providence being the last place visited), enabled the Board to estimate the value of this class of property in Providence, with fairly reasonable accuracy; and they find the valuation of the real estate of the manufacturing property to be \$11,134,260 as against \$9,720,200, the valuation put upon it by the assessors in 1890. They find the valuation of the personal estate of the mills to be \$6,355,240 as against \$1,704,800, the valuation of the city assessors.

The Board have considered the valuation of railroad property separately from the other real estate, and find its true value to be \$3,985,064, as against \$2,384,920, the valuation of the city assessors.

The Board also find by returns of the assessors that there is property owned by the city, not exempt from taxation to the amount of \$3,029,340, not included in the tax lists. The Board have not changed this valuation although it appears to be an under-valuation, but have kept it in mind in their consideration of the value of the general real estate.

By deducting the assessed valuation of the railroad property and the property owned by the city, and the real estate of manufacturing property from the total assessed real estate valuation of the city of 1890, the Board find the general real estate in the city to be assessed by the city assessors, \$92,572,320. After long deliberation and careful consideration the Board unanimously find this amount to be 85 per cent. of the true value of such property, making the true value \$108,908,611. Adding to this total the Board's estimate of the true value of the railroad property and the real estate of manufacturing property, and also adding the assessed valuation of the city's property, the Board find the true valuation of the entire real property of the city to be \$127,057,275. In relation to personal property the Board find that the city assessors experience the same difficulties, (only perhaps in a greater degree) as are met by the assessors in every town of the State, and the result is that they guess as well as circumstances will permit. The Board in determining the true value of personal property, have taken into consideration the number of inhabitants, the amount of capital invested in local corporations other than manufacturing and land companies, and also to some extent the amount of deposits in Savings Banks. They have also made a comparison in a great number of instances of the assessment of undivided personal property with the business carried on by the individual and his reputed financial standing, keeping in mind the fact of his having or not having made a statement to the assessors. Deducting the assessed personal valuation of manufacturing prop-

erty from the total personal valuation of the city assessors, the Board find the general personal property to be assessed \$34,227,820, and this amount they have unanimously determined to be 80 per cent. of the true value of the general personal property, making the Board's valuation \$42,784,775. Adding to this amount the Board's valuation of the personal of manufacturing property gives the total true valuation of the personal property of the city, \$49,140,015.

The valuation of the assessors of 1889 was, real, \$102,850,100 ; personal, \$37,627,240 ; total, \$140,477,340. The valuation of the assessors of 1890 was, real, \$104,684,440 ; personal, \$35,932,620 ; total, \$140,617,060. The valuation of the State Board of 1873 was, real, \$116,544,000 ; personal, \$40,160,700 ; total, \$156,704,700. The present valuation of the City of Providence for State taxation is \$168,547,726. The difference between this amount and the amount found by the State Board of 1873, was obtained by the State authorities from the annexation of portions of North Providence to the city in 1873 and 1874.

The Board's valuation is, real, \$127,057,275 ; personal, \$49,140,015 ; total, \$176,197,290.

NORTH PROVIDENCE.

Since the valuation by the State Board in 1873, this town has lost a very large portion of its territory, annexed both to Providence and Pawtucket. No new valuation of the real estate in this town has been made since the division of the town, and the assessors in making their valuations follow the tax lists of the preceding years, and make changes therein only when their attention is called to improvements. They claim to assess at about 80 or 85 per cent. of the actual cash value.

The record of sales which the Board obtained from the transfer books shows that the assessed values of real estate have been about 71 per cent. of the prices obtained therefor. This is one of the few towns in this part of the State, where the farms have been well kept up, and according to the assessors' statements are in better condition than formerly. The location of the town nearly between the cities of Providence and Pawtucket, undoubtedly accounts for the present condition of real estate values here. The Board are of the opinion from all the information at hand, that the assessed valuation of real estate, exclusive of mills, is 75 per cent. of the true value, and this true value the Board finds to be \$1,050,900.

The assessors do not seem to have kept pace with the growth of the mill property, and they have therefore largely under-valued the same. The Board after a careful examination of this property, have determined its value to be real, \$338,000, and personal, \$273,000. Taking these estimates of the Board together shows the total result of their real valuation to be \$1,388,900.

The assessors' statements as to personal property show a somewhat unusual condition of things. They intend to assess an individual at about 80 per cent. of what they think he is worth. They do not tax railroad stock, farming tools or live stock, nor ordinary goods or chattels. They do not tax mortgages at full value, nor inventories of estates above 80 per cent. as a rule. This would account to a considerable extent for the comparatively small amount of the personal valuation. Considering these facts the Board have concluded that the assessors' valuation of personal property, exclusive of mills is 75 per cent. of the true value, and they find the same to be \$104,800. Adding to this the Board's estimate of the personal property of mills, determined the total personal valuation as \$377,800.

The assessors' valuation of 1889 was, real, \$955,865 ; personal, \$162,900 ; total, \$1,118,765. The assessors' valuation of 1890 was, real, \$992,175 ; personal, \$165,600 ; total, \$1,157,775. The valuation of the State Board of 1873 was real, \$21,497,387 ; personal, \$2,227,555 ; total, \$23,724,942.

This valuation has been changed by the State authorities since portions of the town were annexed to Providence and Pawtucket, and the present valuation for State taxation is fixed at the total sum of \$1,029,846. The Board's valuation is, real, \$1,388,900 ; personal, \$377,800 ; total, \$1,766,700.

EAST PROVIDENCE.

This town is long and narrow and contains a village at each end and a quite populous community near the centre. The assessors claimed to tax real estate generally at a little less than its full value, and do not pretend to assess strictly according to the sales. They take as a basis what they think the property would readily bring (presumably at auction) and not what it would sell for at private sale. A number of farms in the vicinity of Watchemoket, the central village, have been platted and more or less lots sold therefrom. This with the wonderful growth of Riverside, the village at the southern end of the town, is an indication of the increase in valuation of

the town during the past few years. The farming lands are not in as good condition as a rule as formerly, and are evidently assessed at about their full value. The Board could not obtain a large list of sales from the records where the actual consideration was expressed, but from the number obtained, showing transfers of village property, the assessed value was found to be 83 per cent. of the selling price. The assessors claim their valuation of real estate is high as compared with other towns, but the evidence would tend to show that the highest valuations are put upon the outlying districts, and not upon the more improved property in the centres of the villages. Weighing carefully all the information obtained from every source, the Board are of the opinion that the assessors have valued the real estate exclusive of mills and railroad property at 87 per cent. of its true value, the latter amount being \$5,560,643.

The assessors appeared to have valued manufacturing and railroad properties at their full value, and the Board have accepted their estimates thereof, excepting the personal property of mills, and find the total valuation of the real estate of the town to be \$6,677,918.

The assessors claim of their intention to tax personal property at full value seems hardly substantiated by the evidence obtained by the Board. The inventories of estates usually show considerable excess over the assessed values thereof. The population of the town has increased from 2,668 in 1870 to 8,428 in 1890. The community being very largely composed of a thrifty class of people. Deducting from the personal valuation the amounts assessed against corporations and a few individuals, there remains but a comparatively small amount to represent the personal property of 8,400 inhabitants.

The Board have concluded that the local assessment of this class of property is 80 per cent. of the true value thereof, the true value being \$1,105,601.

The assessors' valuation of 1889 was, real, \$5,836,682 ; personal, \$928,029 ; total, \$6,764,711. The valuation of the assessors of 1890 was, real, \$5,955,035 ; personal, \$884,481 ; total, \$6,839,516. The valuation of the State Board of 1873 was, real, \$3,227,212 ; personal, \$563,325 ; total, \$3,790,537. The Board's valuation is, real, \$6,677,918 ; personal, \$1,105,601 ; total, \$7,783,519.

PAWTUCKET.

The Board gave a considerable amount of time and careful attention to the City of Pawtucket, as one of the thriving business centres of the State, and they were pleased to recognize the carefulness with which the assessors entered into the details of their work. The plan of assessment is similar to that of the assessors of Providence, and the intention of the assessors as stated by them is to assess at a full, fair, cash value, their understanding of that expression as applied to real estate being what the property would sell for under favorable circumstances. There was about the years 1886 and 1887, a radical change made in the valuation of general real estate, as a result of which the valuation thereof was considerably increased. The Board is of the opinion that since that time the assessors have approximated as closely to the intent of the statute as could be reasonably expected, making ordinary allowances for those errors of judgment common to mankind, not even excepting assessors of taxes.

The city has grown rapidly and the assessors have apparently kept pace with its growth. There was great difficulty in obtaining any record of sales with actual consideration expressed, from which the Board could make any estimates, and therefore in fixing their value of the general real estate they have depended largely upon the statements of the assessors and a personal inspection of the property.

In the matter of railroad valuation the Board have made but few changes and they find that the true value of the railroad property is, \$666,639, as against \$595,177, the valuation of the local assessors.

In the valuation of the mill property, the Board find that, while the assessors have given the subject careful attention, they have been dependent, to a considerable extent, upon the statements made to them, while they were inspecting the mills for the purpose of valuation, by the owners of such property. The Board made a careful inspection of all the mills, and have found it necessary to revise the findings of the local assessors, the Board making the real estate of the mills, \$3,630,371, as against \$3,151,811, of the local assessors of 1890, and making the personal valuation of mills \$3,440,868 as against \$2,660,700, the assessors' valuation.

Deducting the assessed valuation of the railroads and of the mill real estate, the Board find the local valuation of the general real estate

to be \$16,650,412, and they have determined, after taking into consideration all the matters above referred to, that this amount is 95 per cent. of the true value of the general real estate, which true value is \$17,526,749. Adding the Board's valuation of the real estate of mills and their valuation of railroads, the Board find the true value of the entire real estate to be \$21,823,759.

Relative to the personal property valuation, the Board have considered the part which appears from the tax book, that a very small number of the tax-payers are assessed for amounts over \$300.

The Board have further considered the statements of the assessors regarding such valuation, that the inventories of estates have shown a considerable excess as a rule over the assess values, and that they have given a certain amount of lee-way in the valuation of mortgages, and as it appears to the satisfaction of the Board that a number of individuals have escaped proper taxation, the Board have determined that the assessors' valuation of the general personal estate is 82 per cent. of the true valuation. Deducting the assessed personal valuation of mills, from the assessed total personal valuation, the Board find the balance of \$2,581,760, representing the 82 per cent. above referred to, which true valuation is \$3,148,487. Adding to this amount the Board's valuation of the personal of mills makes the Board's total personal valuation, \$6,589,355.

The valuation of the assessors of 1889 was, real, \$19,334,018 ; personal, \$5,061,907 ; total, \$24,395,925. The valuation of the assessors of 1890 was, real, \$20,397,400 ; personal, \$5,242,460 ; total, \$25,639,860. The valuation of the State Board of 1873 was, real, \$5,161,737 ; personal, \$1,825,405 ; total, \$6,987,142. The present valuation of Pawtucket for purposes of State taxation is \$17,839,212. The difference between this amount and the valuation by the State Board of 1873 was obtained by the State authorities from the large territory taken from North Providence, and annexed to Pawtucket in 1874.

The valuation of the Board is, real, \$21,823,759 ; personal, \$6,589,355 ; total, \$28,413,114.

LINCOLN.

This town contains, among other communities, the villages of Saylesville and of Central Falls, the latter being in reality a continuation of the City of Pawtucket. There has not been the development of property in the village of Central Falls, that one would expect to find from the great increase in population in that district during the last ten or fifteen years.

But the section including the villages of Manville and Saylesville have shown marked improvement according to the information obtained by the Board. The assessors state that some of the farming lands have increased in value, while others have decreased in value during the past seventeen years, while on the whole there has been but little change.

The list of such transfers as the Board obtained from the records showed the assessed value to be slightly in excess of 95 per cent of the selling price. Facts concerning the sales of a number of pieces of property in Central Falls were given to the Board by the assessors and others.

These facts disclosed, to some extent, the assessors' method of valuation of Central Falls property. With all the difficulties in their way, the Board succeeded in getting considerable information, upon which they have based their finding, that the assessment of real estate, exclusive of mill and railroad property, is 90 per cent. of the true value thereof, which true value is ascertained to be \$6,054,028.

The assessors do not seem to have any method or system of obtaining the valuation of mill property. It is largely guess work, and in many cases the valuations are inheritances from former assessors. The Board therefore did not take the assessors' valuations as bases upon which to work, but, after a thorough examination of mill property, computed the valuation thereof directly from their own standard. They thus found the mill valuation to be real, \$2,525,000; and personal, \$1,809,050, while the assessors' valuation of the same property was, real, \$2,122,600, and personal, \$1,391,000.

The Board accepted the assessors' valuation of railroad property as correct, and from all these estimates they have determined the total valuation of real estate to be \$8,800,028.

The assessors stated that they taxed mortgages at full value, but did not tax railroad stock at all, neither do they tax live-stock, farming tools or personal effects.

They further stated that they allowed a little lee-way in the assessment of estates, where inventories had been returned, and that as a rule these inventories showed the assessment to have been under the value of the estates. They asserted that they tax all that they can, and also stated that "we don't require an oath because we don't think it does any good." Considering all the information that the Board could obtain, and the fact of the increase in population from 7,889 in 1870 to 20,350, the Board believe that a fair estimate of the assessors' valuation of personal property, exclusive of mill personal property, would be, that it is 80 per cent. of the true value thereof, this true value being \$1,428,250. The Board's total valuation of personal property is therefore found to be \$3,237,300.

The valuation of the assessors of 1889 was, real, \$7,644,000 ; personal, \$2,440,300 ; total, \$10,084,300. The valuation of the assessors of 1890 was, real, \$7,792,225 ; personal, \$2,533,600 ; total, \$10,325,825. The valuation of the State Board of 1873 was, real, \$6,488,395 ; personal, \$2,097,628 ; total, \$8 586,023. The Board's valuation is, real, \$8,800,028 ; personal, \$3,237,300 ; total, \$12,037,328.

SMITHFIELD.

The assessors do not examine each parcel of real estate, but take the valuation thereof found in the tax book of the preceding year, and change the same when improvements are made.

They claim to assess at full, fair, cash value, and further say that they are governed somewhat by the sales.

The record of transfers obtained by the Board, showed that the assessed value of the property sold was about 90 per cent. of the price obtained. The increase in the value of property in the town during the past few years, has been offset in part by the decrease in the value of certain mill properties. The Board did not find it easy to obtain all the information desired, but from such as they could get, have determined that the assessed value of real estate, exclusive of mills and railroad, is 85 per cent. of the true value, which the Board find to be \$912,398.

They ascertain from the tax-lists that mill property has greatly depreciated in value since 1873, but that with due allowance for depreciation, the assessment for 1890 should be slightly increased. They find also that the assessment of railroad property is much below its value, and taking their estimates

of these different classes of property together, they determine the valuation of the total real estate to be \$1,487,398

The assessors' statements respecting personal property, disclose the fact that they do not tax Bank stock at full value but at par ; that they do not tax live stock or farming tools ; and that the inventories of estates usually show a much larger amount than such property has been assessed for

It also appears that they allow a considerable margin for the individual in assessing this kind of property.

These facts, taken with the Board's information relative to Savings' Bank deposits, have led them to consider the assessed valuation of personal property, exclusive of mills, to be 75 per cent. of the true value, and this sum they compute to be \$547,600 The mill property shows a large falling off in its personal valuation from the assessment of 1873, but the Board believe that the assessors have not made a correct estimate of this kind of property. They have therefore made the valuation of the personal property of mills \$243,000, and thus determine the total personal valuation to be \$790,600.

The valuation of the assessors of 1889 was, real, \$1,234,000 ; personal, \$542,000 ; total, \$1,776,500. The valuation of the assessors of 1890 was, real, \$1,240,539 ; personal, \$533,700 ; total, \$1,774,239 The valuation of the State Board of 1873 was, real, \$1,422,906 ; personal, \$913,680 ; total, \$2,236,586.

The Board's valuation is, real, \$1,487,398 ; personal, \$790,600 ; total, \$2,277,998.

NORTH SMITHFIELD.

The village of Slatersville, owned almost entirely by one individual, is the most populous portion of the town, and with the exception of Union Village is the most valuable.

The assessors seems to have no actual standard of real estate valuation, but apparently in the valuation of Slatersville consider it as one parcel of property. They claim to value farming land at about two-thirds of its fair, cash value, but the Board are inclined to believe that the assessors were mistaken in this statement, as a list of sales from the records of transfers, disclosing the actual consideration and including the transfers of a number of farm properties, shows the assessed value to have been about 96 per cent. of the selling price. The Board have determined therefore that considering this record and the conditions of valuation in Union Village and near Waterford,

that the assessed value of real estate, exclusive of Slatersville, mill properties and railroads, is 90 per cent. of the true value, which is thus ascertained to be \$760,388.

In relation to Slatersville, the Board found it necessary to adjust the valuation by more equitably distributing the valuation between the classes of real and personal property. The assessment of other mill properties the Board found to have been fairly made, and the railroads they considered to have been somewhat under-valued. By the revision of these several valuations, the Board have ascertained the total valuation of the real estate to be \$1,693,888.

Owing to the assessors' statements, that they do not assess an individual quite all that they think him to be worth; and that they do not tax live stock, farming tools, &c., or mortgages always at face value; and that inventories of estates show a larger amount than the assessed value, the Board have concluded that the assessors' valuation of personal property exclusive of mills is 85 per cent. of the true value is found to be \$589,494. Adding to this amount the Board's valuation of personal property, fixes the total valuation of the personal property at \$1,105,494.

The valuation of the assessors of 1889 was, real, \$1,466,950; personal, \$871,550; total, \$2,338,500. The valuation of the assessors of 1890 was, real, \$1,516,350; personal, \$861,070; total, \$2,377,420. The valuation of the State Board of 1873 was, real, \$1,589,066; personal, \$1,092,050; total, \$2,681,116. The Board's valuation is, real, \$1,693,888; personal, \$1,105,494; total, \$2,799,382.

WOONSOCKET.

The assessors do not seem to have any particular system in the valuation of either real or personal property.

They are usually selected from different portions of the city, and the Board apparently relies upon the knowledge which each assessor possesses of the locality in which he resides. The expressed intention of the assessors is to value real estate at about what it would bring at forced sale. The statement was made that a general reduction of 10 per cent. on general real estate valuation occurred a few years ago, but subsequently during the examination of the assessors, this statement was modified so as to apply to a portion of the real property only instead of the real estate in general.

The record of sales as obtained by the Board indicates the property transferred, was assessed at about 80 per cent. of the selling price. After a lengthy examination of the board of assessors and a personal inspection of the property, the Board found that there had not been the increase in substantial building, and therefore the increase in value of real estate that they were led to expect from the census return, which showed a large increase in population. The Board had much difficulty in getting sufficiently definite information from the local assessors to guide them, and the results which they have arrived at have been largely determined by their personal investigations and by information obtained from some of the leading citizens of the city.

In relation to mill property the Board find that the assessors have in a number of instances included the personal property in the real valuation and generally to have assessed the mill property without any substantial basis for their action. The Board have been compelled therefore in their valuation of mill property, to separate the personal from the real in many instances. The result of this action is that the real valuation of the mills is made lower than the assessors'. The Board's estimate of the real value of mills is \$2,480,100, as against \$2,810,400 of the local assessors, while the Board's personal of mills, after making the transfer from the real to the personal column above referred to, is \$1,500,700 as against \$291,200 of the local assessors. The Board find that, after deducting the assessed real estate of the mills and of the railroads from the general real estate, the balance of the general real estate amounting to \$5,411,600 is 85 per cent. of the true value, making \$6,366,587 as the Board's value of the general real estate of the city.

The Board made no change in the valuation of railroads, and therefore adding to the Board's estimate of the general real estate, their estimate of the real estate of mills, and the assessed valuation of railroads, the Board's value of the total real estate of the town is found to be \$9,211,687.

In the taxation of personal property the assessors appear to assess at less than the true value. This is evidenced by their neglect to tax such property as railroad stocks when selling above par, and by the fact that the inventories of estates show amounts largely in excess of the assessed value.

Taking these facts into account and considering also the amount of money invested and deposited in financial institutions in the city, the Board determine that the balance of the personal property after deducting the personal valuation of mills, (the balance being \$1,536,480) is 85 per cent. of the true value, making such true value \$1,807,623, which in addition to the Board's

valuation of the personal property of mills makes the Board's total valuation \$3,308,323.

The large decrease in the personal valuation of the city as appears by the tax lists of 1890, compared with the tax lists of 1873 is explained by the assessors to have been occasioned by the loss of large amounts of mill personal property arising from the claim of indebtedness by the mill owners.

The valuation of the assessors of 1889 was, real, \$8,142,200 ; personal, \$1,811,775 ; total, \$9,953,975. The valuation of the assessors of 1890 was, real, \$8,587,000 ; personal, \$1,827,680 ; total, \$10,414,680. The valuation of the State Board of 1873 was, real, \$8,479,595 ; personal, \$3,017,967 ; total, \$11,497,562. The Board's valuation is, real, \$9,211,687 ; personal, \$3,308,323 ; total, \$12,520,010.

CUMBERLAND.

The town contains a large area of farming land, also a number of thriving mill villages, and the large village of Valley Falls. The farms are in good condition, and are generally considered to represent considerable value. They appear to be assessed generally at nearly their full value. Large tracts of land adjoining two or three of the more prosperous villages are owned by corporations, and held by them to be sold only under certain restrictions. There is evidence of considerable demand for this kind of property and also of but few sales of the same. Sales when made show that good prices are obtained, but the assessors have placed an exceedingly low valuation upon the property, claiming that it was the policy of the town to act liberally towards manufacturing corporations. There are very few transfers on the record books which disclose the actual consideration paid, and the Board were compelled to obtain most of their information from the assessors and other citizens, and from their inspection of the property and comparisons of the assessed values of different pieces of property with the assessments of other years. The assessors informed the Board that they were compelled to obtain their information in much the same way, but they admitted that, when they knew the price paid for a piece of property, they were apt to "shade it" somewhat in the assessment. The policy of the assessors according to their statements seems to be to assess property at less

than its full value, their interpretation of the expression full, fair, cash value, being what property would bring at auction sale.

The Board have concluded that, taking all these facts into consideration, the assessed value of real estate, exclusive of mill and railroad property, is 80 per cent. of the true value, the latter amount being \$2,997,340.

The Board made a very thorough inspection of the mill property, and applied their system of valuation to the same with great care, and the result of their computations showed that the assessors had somewhat under-valued this class of property, the Board's estimate being, real, \$2,419,638, and personal, \$1,924,450, and the local assessment being, real, \$2,274,550, and personal, \$1,446,579.

Adding to these findings of the Board, their estimate of the value of railroad property, (slightly in excess of the local assessment), the Board's valuation of the entire real estate is found to be \$5,829,978.

There is but a comparatively small assessment of the personal property of individuals in the town. Two-thirds of the entire personal valuation is assessed to mill corporations. The number of individuals assessed is also comparatively small, and a considerable number of these are assessed for small amounts to qualify them to vote for certain officers. The assessors do not tax railroad stock or mortgages. They assess Bank stock at par although the value thereof may be greatly in excess of par. They state that inventories of property have usually shown larger amounts than the assessed value of the property. Having all these circumstances in mind and considering the increase in population of over 100 per cent since 1873, the Board have determined that the local assessment of personal property exclusive of mills is 80 per cent of its true value, the true value being \$979,875.

This amount added to the Board's estimate of the personal property of mills makes the true valuation of the personal property of the town, \$2,904,325.

The valuation of the assessors of 1889 was, real, \$4,743,032; personal, \$2,253,767; total, \$6,996,779. The valuation of the assessors of 1890 was, real, \$5,018,422; personal, \$2,230,479; total, \$7,248,901. The valuation of the State Board of 1873 was, real, \$3,860,966; personal, \$2,132,750; total, \$5,993,716. The Board's valuation is, real, \$5,829,978; personal, \$2,904,325; total, \$8,634,303.

BURRILLVILLE.

This town contains eight or ten manufacturing villages, in some of which property appears to be increasing in value. There is a large number of mills all owned by individuals, which exercise a considerable influence upon the valuation of the town. Farming property as a rule does not seem to be improving in value, and the increase in valuation in the town during the past seventeen years is due entirely to the extension of manufacturing plants and to the improvements in the larger villages. The Board could not get much insight into the condition of real estate valuation from the records of transfers; and the assessors' statements did not indicate that they had any system upon which they made their valuation.

But from all the information which the Board could obtain, they were of the opinion that, making due allowances for the close valuation of farming property, the local assessment of real estate, exclusive of mill and railroad property, was effected on a basis of 85 per cent. of its true value. This value the Board have ascertained to be \$1,790,294.

The assessors seem to have no basis for the valuation of mill property, and in reality to know little about the conditions of this class of property. The Board have therefore applied their own standard of valuation to the mill property regardless of the value put upon it by the local assessors, and from their computations they have ascertained that this property should be valued real, \$567,500, and personal, \$508,000.

They also found that railroad property was not assessed in proper proportion to the valuation put upon the same class of property elsewhere, and they have computed the value of this property to be \$360,000. These estimates of the Board being added, make the true value of the real estate to be \$2,717,794.

The assessors claim to assess personal property at its full value, but the inventories of estates show that they have at times largely under-estimated the value thereof. This, with other facts brought to the attention of the Board, has assisted the Board to arrive at the conclusion that personal property, exclusive of mills, has been assessed at 83 per cent. of its true value, which latter amount is \$776,686. This with the Board's valuation of the mill personal property makes the total personal valuation, \$1,284,686.

The valuation of the assessors of 1889 was, real, \$2,154,550 ; personal, \$973,400 ; total, \$3,127,950. The assessors' valuation of 1890 was, real, \$2,164,850 ; personal, \$879,650 ; total, \$3,044,500. The valuation of the State Board of 1873 was, real, \$2,099,570 ; personal, \$661,900 ; total, \$2,761,470.

The Board's valuation is, real, \$2,717,794 ; personal, \$1,284,686 ; total, \$4,002,480.

GLOCESTER.

The Board could obtain no record of sales which would assist them in their deliberations, and procured all their information from the assessors and other citizens of the town and from a personal inspection of the property. They thus learned that the western portion of the town was largely brush land, and that the eastern portion of the town consisted mainly of farms in a reasonably good condition.

Hearsay testimony seemed to show that prices obtained for property were rarely in excess of the assessed value. From the information thus gathered the Board have concluded that the real property of the town is valued at 100 per cent. of its full value.

There seems to be quite a large amount of personal property assessed in proportion to the number of inhabitants of the town, and to the apparent circumstances of its citizens, and with the exception of the valuation of the personal property of mills, the Board have determined to except the assessors' valuation. With the changes which it was deemed proper to make in the latter class of property, the Board find the valuation of the personal property in the town to be \$677,600.

The valuation of the assessors of 1889 was, real, \$847,850 ; personal, \$544,000 ; total, \$1,391,850. The valuation of the assessors of 1890 was, real, \$840,200 ; personal, \$602,600 ; total, \$1,442,800. The valuation of the State Board of 1873 was, real, \$826,775 ; personal, \$365,000 ; total, \$1,191,775.

The Board's valuation is, real, \$840,200 ; personal, \$677,600 ; total, \$1,517,800.

FOSTER.

There is no manufacturing property, no railroad property and no Banking Institution in this town, the town being entirely given up to farming. Its location relative to business centre has to be considered in determining the values of property. From all the information the Board can obtain, property when offered for sale seems to bring scarcely its assessed value. The Board feel therefore that it is proper for them to accept the town's estimate of itself and to consider that the assessors have assessed both the real and personal property of the town at 100 per cent. of its full value.

The assessors' valuation of 1889 was, real, \$446,425 ; personal, \$96,115 ; total, \$542,540. The valuation of the State Board of 1873 was, real, \$511,250 ; personal, \$151,400 ; total, \$662,650. The valuation of the assessors of 1890 was, real, \$386,925 ; personal, \$117,700 ; total, \$504,625. The Board's valuation being the same.

SCITUATE.

In this town the assessors refused to meet the Board, although notified so to do, claiming that they could not meet two days in succession, having met for local purposes the day before the Board's visit. Much of the information was therefore obtained from the town clerk. The Board was informed that the assessors intended to tax real estate at full value, which value they obtained mainly through the transfers, and that they do not make a personal inspection of property.

Property is sold by the lot in the villages of Hope and Jackson and brings good prices. Farming lands as a rule do not bring more than the assessed value. The records of such transfers of property as the Board could obtain where the actual consideration was expressed, show the assessed value thereof to be 90 per cent. of the selling price. From all the information the Board has been able to obtain, they are of the opinion that the real estate, exclusive of the mill property, is assessed at 85 per cent. of its true value, which is ascertained to be \$1,373,500.

As to the mill property the Board find a slight increase in the valuation of the real property of mills over that of the assessors, the Board's valuation being \$439,000 and the assessors', \$412,000. The Board's total real valuation is thus made \$1,812,500.

The Board could get little or no information relative to the general personal property. But from what they have learned they have decided to consider the assessors' valuation to be 95 per cent. of the true value. The Board find a considerable difference between their valuation and the assessors' valuation of the personal property of mills, the Board's being \$379,000, and the assessors \$207,000. Adding the Board's estimate to its valuation of the general personal property, the total valuation of the personal property of the town is found to be \$966,078.

The valuation of the assessors of 1889 was, real, \$1,625,575 ; personal, \$777,775 ; total, \$2,403,350. The valuation of the assessors of 1890 was, real, \$1,579,475 ; personal, \$764,625 ; total, \$2,344,200. The valuation of the State Board of 1873 was, real, \$1,724,731 ; personal, \$985,592 ; total, \$2,710,323. The Board's valuation is, real, \$1,812,500 ; personal, \$966,078 ; total, \$2,778,578.

JOHNSTON.

There are two general classes of real property in this town, one, the "Olneyville District," so called, contiguous to the City of Providence, where land approximates in value the adjoining land in the city. and the other, the remainder of the town which is assessed practically as farming land.

The assessors claim to value at a fair, cash value, which they believe to be what the property would fetch at an ordinary auction sale. They claim, however, not to be altogether governed by the transfer price. A record of transfers where the actual consideration was expressed shows the assessed value thereof to have been 88 1-2 per cent. of the selling price. The Board made a personal examination of the property in the town, and concluded to separate it into two classes for the purpose of ascertaining the true valuation. As one of these classes they took the Olneyville section and School District No. 15. Assuming that the assessors' statement that this represented three-fifths of the valuation of all the real estate, was correct, the Board determined that this property as assessed, was 80 per cent. of its true value. The other class composed the farming districts, which were, in the opinion of the Board, assessed at 100 per cent. of its value.

Deducting the assessment of railroad property, the Board find that the real property of the town of all descriptions is valued at 87 per cent. of its true value, which latter amount is thus ascertained to be \$5,630,344, and adding the Board's valuation of railroad property, the total valuation of real estate is made \$5,730,344.

The Board have included the valuation of the real property of mills in their consideration of general real estate, as the assessors seem to have made the same allowance on this class of property as on general real estate. But in relation to the personal property of mills, the Board found too great a discrepancy between the assessed valuation and the true valuation, and therefore applying their system of valuation to this class of property, they found the true value thereof to be \$215,000 instead of \$60,000 the local valuation.

In determining the true value of the general personal property, the Board were governed by the assessors' statements that they did not always tax mortgages at face values; that they do not specifically tax live stock, farming tools or other goods and chattels; that they do not intend to "squeeze very hard" in assessing personal property, and that the inventories of estates have shown a greater valuation than the assessments thereof. The Board consider the assessed value of personal property, exclusive of mill property, to be 90 per cent. of the true value, which latter amount is \$784,444. This together with the Board's valuation of the mill personal property makes their total personal valuation \$999,444.

The valuation of the assessors of 1889 was, real, \$4,593,800; personal, \$754,700; total, \$5,347,500.

The valuation of the assessors of 1890 was, real, \$4,973,400; personal, \$766,000; total, \$5,739,400. The valuation of the State Board of 1873 was, real, \$3,354,093; personal, \$879,300; total, \$4,233,393. The Board's valuation is, real, \$5,730,344; personal, \$999,444; total, \$6,729,788.

CRANSTON.

This is one of the few towns in the State where the assessors are elected for a longer term than one year. The value of securing to the assessors this tenure of office is shown in this town in the increased efficiency of these officials. More attention is given to systemized methods of valuation and there is less jumping to conclusions, although the assessors have not yet raised the valuation of property to its full value. There has been considerable activity during the past few years in the development of property in certain villages, and the assessors have apparently endeavored to encourage the same by a low valuation of this class of property, their claim to the Board being that they assessed it at about two-thirds of its value. But as they claimed to have, and apparently have, assessed farming land at nearly its

full value, and as the record of sales which the Board obtained showed an assessed valuation of 93 per cent. of the selling price, the Board have concluded that the assessed valuation of real property, exclusive of mills and railroads, is 90 per cent. of its true value, and the Board ascertain that amount to be \$6,197,277.

The Board have concluded to accept the assessors' valuation of mill property as being reasonably fully valued, the amount being \$1,538,400. As the railroad property is not considered to be assessed at full value, the Board have placed a valuation thereon of \$530,000, and this amount, together with the assessments above set forth, show the Board's valuation of the entire real estate to be \$8,265,677.

One of the noticeable features of the assessors' methods of personal valuation is the issuing of individual notices each year to personal property taxpayers, whose valuation is to be changed, and to those whom they propose to assess for the first time. Live stock and farming tools are not taxed, and inventories of estates show some increase over the assessed values of such estates. The Board have therefore determined that the assessors have assessed personal property at about 90 per cent. of its true value, making the Board's valuation of the personal property, \$1,217,722.

The valuation of the assessors of 1889 was, real, \$6,906,600 ; personal, \$992,300 ; total, \$7,898,900. The valuation of the assessors of 1890 was, real, \$7,410,950 ; personal, \$1,095,950 ; total, \$8,506,900. The valuation of the State Board of 1873 was, real, \$7,220,277 ; personal, \$1,042,200 ; total, \$8,262,477.

The Board's valuation is, real, \$8,265,677 ; personal, \$1,217,722 ; total, \$9,483,399.

NEWPORT.

The Board's examination of the assessors upon the several occasions when the Board visited Newport, disclosed facts, showing that the assessors valued real estate at a comparatively small per centage of its true value. They stated that they did not value the real estate of summer residents at its full cash value, for the reason that the city depended largely upon those people for its support, and that it would therefore not be good judgment to make such a valuation of this class of property. They claimed that their assessment averaged about 75 per cent. of the full value of the property. It was also shown that the rates per foot of land between Bellevue Avenue and the Cliffs

had not been materially changed in the assessments during the last seventeen or eighteen years ; that the rates averaged from twenty to twenty-five cents per foot in the best portions of the district occupied by summer residents, while the actual sales of and asking prices for such land were often above one dollar per foot. Property in the older portions of the city, where comparatively few changes have been made in the improvements upon the land, is assessed at more nearly its true value, but even here the sales disclosed larger amounts as the consideration of the transfers than the assessed values of the property. The highest valuation of land in the city is for a small lot on Thames street, where the assessment is at the rate of two dollars per foot. The average valuation of property used for business purposes is not over one dollar per foot, while the average valuation of property used for dwellings is less than twenty cents per foot.

The record sales reported by the assessors, of amounts of \$10,000 and under show an average assessed value of 60.4 per cent. of the actual selling value ; but while there is a large portion of the city, in which the percentage of assessed value to selling value will be as little if not less than the percentage above named, the Board have carefully considered in this connection that portion of the city where but few transfers are made and these at a much larger percentage than the above. The Board made a personal inspection of the property of the city, accompanied by the assessors with their plat books and gave the matter their closest attention because of the great difference between the assessed and the selling values as made apparent to them. The Board can but commend the assessors for the manner in which they meet the difficult problems presented to them with results so satisfactory to the tax payers of Newport, as the Board recognizes the serious obstacles in the way of making an assessment equitable to the owner of the little property comprising a small lot of land and a two thousand dollar house, and to the owner of the magnificent estate comprising a large tract of land and a million dollar palace. The Board recognizing the position of the assessors and weighing carefully all the matters presented to them for their consideration have determined that the assessors' valuation of real estate is 70 per cent. of the true value, which true value is thus found to be \$36,224,143.

In relation to the personal estate the statements of the assessors that they do not always tax personal property at its full value ; and that the inventories of estates almost invariably show a much larger amount than the assessed value ; together with the evidence brought to the attention of the Board of the removal of wealthy citizens from other cities to Newport, with the apparent purpose of escaping taxation, and the further evidence of large

amounts of local capital being invested and deposited in local financial institutions ; have controlled the Board in their determination, that the local assessment of personal property is 75 per cent. of the true value thereof, which true value is thus found to be \$9,151,666.

The valuation of the assessors of 1889 was, real, \$24,929,900 ; personal, \$6,133,100 ; total, \$31,062,000. The valuation of the assessors of 1890 was, real, \$25,356,900 ; personal, \$6,863,750 ; total, \$32,220,650. The Board's valuation is, real, \$36,224,143 ; personal, \$9,151,666 ; total, \$45,375,809.

MIDDLETOWN.

A small portion of this town contiguous to Newport, is held for what is called "building land," and, while the sales approximate closely to those of land just over the line, the assessed value is not in proportion to the assessed value of Newport lands in the same vicinity. The sole industry of the town is farming, and the land is in a state of high cultivation, the town having the reputation of containing the best farming lands in the State. The assessors claim that they assess real estate at about two-thirds of its true value, and the Board found it difficult to substantiate or refute this statement by the record of sales, because the transfers failed to show the actual consideration. But from the information that the Board could obtain from various sources they determine that the assessors have assessed the entire real estate at a higher rate than they at first led the Board to believe, and the Board found the assessed value of the real estate in 1890, is 75 per cent. of the true valuation, making the true valuation \$2,481,266, as against \$1,860,950 of the local assessment of 1890.

The assessors' statements relative to personal property would suggest the inference that it was greatly undervalued. The inventories of estates especially showing large increase over the assessed value. Their claim that they assess this class of property at about two-thirds or three-quarters of its actual value is therefore accepted in part by the Board, who determined that the assessed valuation is 75 per cent. of the true valuation, which latter the Board estimate to be \$601,333, as against \$451,000, the town's assessment.

The assessors' valuation of 1889 was, real, \$1,749,750 ; personal, \$523,300 ; total, \$2,273,050. The assessors' valuation of 1890 was, real, \$1,860,950 ; personal, \$451,000 ; total, \$2,311,950. The valuation of the State Board of 1873 was, real, \$2,295,500 ; personal, \$482,650 ; total, \$2,778,150. The Board's valuation is, real, \$2,481,266 ; personal, \$601,333 ; total, \$3,082,599.

PORTSMOUTH.

This town includes not only a portion of the Island of Rhode Island, but also Prudence, Patience, Hope and Hog Islands. The assessors claim a decrease in the value of farming land, of which the town is almost wholly composed, during the past sixteen years, but at the same time they assert that their own valuation of the real estate is about two-thirds of its true value. There is but one manufacturing concern now in operation in the town, the "fish works" so called, as compared with several concerns, such as the "copper works," in active operation in 1873. This will account for the apparent depreciation in the total assessed valuation of to-day from that of 1873. The Board have considered the valuation of the "fish works" together with the valuation of the railroad in connection with the valuation of the general real property of the town, and they find from all the information they could obtain, that the assessed valuation of the real estate is about 80 per cent. of the true value, which is \$1,957,500, in comparison with the assessed valuation of \$1,566,000.

The assessors' valuation of personal property discloses to some extent the same peculiar condition of things as existed in the town of Middletown, and the Board have from the facts presented to them, considered the local assessment to be 80 per cent of the true valuation, and find the true valuation to be \$566,250, as against \$453,000.

The assessors' valuation of 1889 was, real, \$1,564,700 ; personal, \$420,200 ; total, \$1,983,900. The assessors' valuation of 1890 was, real, \$1,566,000 ; personal, \$453,000 ; total, \$2,019,000. The valuation of the State Board of 1873 was real, \$2,093,067 ; personal, \$523,700 ; total, \$2,616,767.

The Board's valuation is, real, \$1,957,500 ; personal, \$566,250 ; total, \$2,523,750.

TIVERTON.

As only two of the seven assessors of this town met the Board, the latter were obliged to obtain all their information from an examination of these two and from the town clerk.

This information disclosed that the assessors did not intend to tax the full value of the property. The Board found from a personal inspection of the property and from the statements of the assessors that the local assessment

was considerably under the true value. They found that the particular increase in value occurred in the portions of the town near Fall River, and in the vicinity of the railroad station. While the information obtained was meagre, the Board were yet able to determine that the assessors' valuation of the real estate was about 85 per cent. of the true valuation. The real estate valuation of mill property was found to be more fully valued than the Board anticipated from the valuation of the general real estate by the assessors, and have figured an increase of only \$10,000 on this class of property. The railroad property has since the location of the road in the town had but a nominal value placed upon it, and the Board have considered it in connection with the general real estate of the town. The Board's estimate of the real estate value of mills is \$196,000, as against \$186,000 of the local assessors, and the balance of the real estate of the town, the Board considers to be assessed at 85 per cent. of its true value. This true value together with the true value of mills the Board find to be \$1,745,324, as against the local valuation of 1890 of \$1,502,926.

Concerning the valuation of personal property the Board find that mortgages are not taxed full value, and that inventories of estates invariably show an increase over the assessed value. They also find that the valuation of the personal property of mills is less than the true value by \$47,000, which true value they find to be \$527,000. Taking into consideration the statements of the assessors, the Board find the valuation of general personal property to be 85 per cent. of the true value, and that this true value together with the true value of mill personal property amounts to \$903,900, as against \$800,365 of the local assessment of 1890.

The valuation of the assessors of 1889 was, real, \$1,450,466; personal, \$780,176; total, \$2,230,642. The valuation of the assessors of 1890 was, real, \$1,502,926; personal, \$800,365; total, \$2,303,291. The valuation of the State Board of 1873 was, real, \$1,227,637; personal, \$555,915; total, \$1,783,552.

The Board's valuation is, real, \$1,745,324; personal, \$903,900; total, \$2,649,224.

LITTLE COMPTON.

There are no printed copies of the tax lists in this town, and the Board therefore have experienced much difficulty in making its comparisons of yearly valuations. They found that there were two classes of real property in the town, one, that included in the Seaconnet Point location, and the other the general farming and village property. Outside of the Point property the assessors claim to value at 70 or 80 per cent. of the actual value, while as to the "Point" property there seems to be little intention to tax at anything like its true value. It was impossible to obtain the records of a sufficient number of sales where the consideration was expressed, to give the Board needed assistance, but from the assessors' statements and from a personal inspection of the property, the Board have determined that the assessors' value of the real estate outside of the "Point" is 80 per cent. of the true value. In relation to the "Point" property the Board could find no other means to arrive at a proper conclusion than to put as fair a value as possible upon the several estates in that section. By their estimates they found an increase in value of this kind of property of \$151,000.

The valuation of the "Point" so increased, added to the Board's valuation of the remainder of the town, makes the true valuation of the real estate of the town \$1,351,187.

The Board find a larger proportion of personal valuation to the real than is in many of the towns of the State, but also find that the same difficulties are experienced by the assessors of this town, in the valuation of this class of property as beset the assessors in other towns of the State. The Board have determined that the assessors' valuation of personal property is 90 per cent. of the true valuation, which is \$535,555, as against \$482,000 of the local assessors of 1890.

The valuation of the assessors of 1889 was, real, \$941,100; personal, \$504,700; total, \$1,445,800. The valuation of the assessors of 1890 was, real, \$967,150; personal, \$482,000; total, \$1,449,150. The valuation of the State Board of 1873 was, real, \$923,285; personal, \$352,800; total, \$1,276,085.

The Board's valuation is, real, \$1,351,187; personal, \$535,555; total, \$1,886,742.

JAMESTOWN.

Great changes have taken place on Conanicut Island during the last few years. The southern portion of the Island has grown with wonderful rapidity, while the northern portion of the Island, from which a few years ago much was expected, seems to have hardly retained the values of that time.

The Board visited the Island on two separate occasions a year apart and upon their second visit obtained much information, which they had found it difficult to obtain upon their first visit. The Board found the assessors very unwilling to enlighten them upon the condition of real estate values during their first examination, but for some reason or other deemed it best to assist the Board in their efforts to secure information at the time of the second examination. There does not seem to be any system in the method of valuation of the real estate, but, as the assessors state, a leeway is allowed, greater or less, as the occasion warrants. The record of sales for the first six months of the year 1890, show the taxed value to be about 73 per cent. of the true value. But the record of sales for a period of three or four years almost entirely in the southern portion of the town, show the taxed value to be about 65 per cent. of the true value. As most of the sales and the highest values of property are in this portion of the town, the assessors' statements that they tax this, i. e., the Dumplings property at about two-thirds of its value, and other property about 75 or 80 per cent. of its value, enables the Board to ascertain quite accurately the true basis of valuation in the town. This the Board found to be 70 per cent. of the true value, which latter valuation of the real estate is thus made \$2,094,500, as against \$1,466,150 of the local assessment of 1890.

In relation to the personal property the Board can find but very little upon which to make an assessment, and they have therefore considered the personal valuation to be 100 per cent. of the true valuation, viz :—\$363,800.

The valuation of the assessors of 1889 was, real, \$1,264,350 ; personal, \$370,560 ; total, \$1,634,910. The valuation of the assessors of 1890 was, real, \$1,466,150 ; personal, \$363,800 ; total, \$1,829,950. The valuation of the State Board of 1873 was, real, \$547,167 ; personal, \$120,400 ; total, \$667,567.

The Board's valuation is, real, \$2,094,500 ; personal, \$363,800 ; total, \$2,458,300.

NEW SHOREHAM.

In this town there are evidences of greater prosperity than in 1873 and values have increased proportionally, but the statement by the assessors that they intend to value real estate at two-thirds of its actual value is taken by the Board with some allowance; the records show very few transfers where the consideration is expressed, but from the evidence obtained therefrom, and from the assessors and others, and from a personal inspection of the property, the Board have determined that the assessors' valuation of the real estate is 75 per cent. of the true valuation, which the Board find to be \$750,782, as against \$563,087 of the local assessment of 1890.

The Board find that there is not a great deal of personal property on the Island, and that the assessors' valuation of it was 90 per cent. of the true valuation thereof, which is \$131,255, as against \$118,130 of the local assessment of 1890.

The assessors' valuation of 1889 was, real, \$551,845; personal, \$120,875; total, \$672,720. The assessors' valuation of 1890 was, real, \$563,087; personal, \$118,130; total, \$681,217. The valuation of the State Board of 1873 was, real, \$377,308; personal, \$71,775; total, \$449,083. The Board's valuation is, real, \$750,782; personal, \$131,255; total, \$882,037.

WARREN.

The assessors of this town claim to have assessed the real estate beyond its fair, cash value, and to support their claim assert that there is little or no demand for property, and that sales are only upon compulsion. The Board could obtain no records of sales where the actual consideration was expressed in the transfers, but they obtained some information relative to this class of property from residents of the town other than the assessors. From all the facts obtained and from a personal inspection of the property they have determined that the assessed valuation is 95 per cent. of the true valuation. They find that this true valuation including the railroad property and including the mill property is \$1,718,894. They also find that the real estate of the two mills is slightly under-valued, and that the assessment should be \$345,000, instead of \$298,000, making the total real valuation of the town \$2,063,894.

Since the State valuation of 1873 the town has lost considerable personal property by the distribution of certain large estates, but there remains a large class of persons who do not depend upon their daily labor for their support. The Board concludes from this fact and from others brought to their attention, taking also into consideration the increase in population of the town, that the personal property of the town not including mills is assessed at 90 per cent. of its true value, and this they find to be \$1,344,277.

The personal property of the mills seems to be much under-valued, and the Board have computed the true valuation of this class of property to be \$711,342, in place of \$354,500 the local assessment thereof. The total personal valuation of the town is therefore found to be \$2,055,619.

The assessors' valuation of 1889 was, real, \$1,931,450 ; personal, \$1,608,550 ; total, \$3,540,000. The assessors' valuation of 1890 was, real, \$1,930,950 ; personal, \$1,564,350 ; total, \$3,495,300. The valuation of the State Board of 1873 was, real, \$1,837,122 ; personal, \$2,858,024 ; total, \$4,695,146.

The Board's valuation is, real, \$2,063,894 ; personal, \$2,055,619 ; total, \$4,119,513.

BRISTOL.

The assessors claim to value real estate at its full, fair, cash value, and to base their valuation for the several localities in the town, upon the public and private sales in each locality. They also claim that three or four years since a general re-valuation of real estate was made, somewhat increasing the valuation thereof. Following this calculation there came a period of great depression, which still continues to a considerable extent. A large number of record sales was obtained through the courtesy of the town clerk, from which their methods of figuring, i.e., deducting large sales, and including large sales, the taxed value of the property was found to be 95.7 per cent., 96.9 per cent. and 104 per cent. of the selling value thereof. The Board have recognized that the depressed condition of real estate values is only temporary, and therefore upon the information received have determined that the assessed value of the general real estate, exclusive of mills and railroad property, is 95 per cent. of the true value, making such true value \$3,362,842.

The Board finds that the real estate of mills is slightly under-valued with the exception of one concern, the "rubber works" where the under-valuation is very large. They have made the valuation of the real estate of the

mills to be \$602,000, instead of \$322,000, the local assessment, and make the total valuation of the real estate of the town, including the real estate of mills and the railroad property, \$4,084,842.

The fact that the inventories of estates show a slight increase over the assessed values thereof, and that there seems to be a disposition to allow some leeway in the valuation of personal property has, with other information, influenced the Board in determining, that the assessment of personal property exclusive of mills is 93 per cent. of the true value. This true value is \$1,407,634. Adding to this sum the Board's value of mill personal property, which is \$171,000, as against \$75,000 of the local assessment, makes a total true valuation of the personal property of \$1,578,634. The assessors' valuation of 1889 was, real, \$3,714,900; personal, \$1,354,500; total, \$5,069,400. The assessors' valuation of 1890 was, real, \$3,636,700; personal, \$1,384,100; total, \$5,020,800.

The valuation of the State Board of 1873 was, real, \$3,116,111; personal, \$2,177,868; total, \$5,293,979. The Board's valuation is, real, \$4,084,842; personal, \$1,578,634; total, \$5,663,476.

BARRINGTON.

This town in addition to its village contains a considerable area of shore property devoted to building sites. Farming lands have not depreciated to any extent, and as a rule are valued as high to-day as sixteen years ago. The property first named has increased considerably in value during that period. The assessors claim to assess at fair, cash value, but there seems to be a difference of opinion among them as to the meaning of that term. Some holding that it means what property would sell for under favorable circumstances, while others contend that it refers to a forced sale. They stated that they had recently made a re-valuation of real estate for the purpose of removing the then existing inequalities of taxation, and the impression made upon the Board was that the assessors had quite successfully performed this difficult task. Transfer records showed that in but very few cases the actual consideration was expressed, and the Board had, in this town, also, to rely upon personal testimony and upon comparisons which they made in their inspection of property. From all the information that the Board could obtain, from every source, they have concluded that the entire real estate of the town is assessed at 95 per cent. of its true value, the latter amount being \$1,441,275.

All classes of personal property in the town appear to be assessed, but the impression which the Board received was that the assessors made the allowances, which assessors usually make when a town wishes to invite wealthy people to become citizens thereof, and the Board have therefore considered the assessment of this class of property to be 90 per cent. of its true value. The Board's valuation of the personal property on this basis is found to be \$654,220.

The valuation of the assessors of 1889 was, real, \$1,374,192.40 ; personal, \$608,823 ; total, \$1,983,015.40. The valuation of the assessors of 1890 was, real, \$1,369,212 ; personal, \$588,798 ; total, \$1,958,010. The valuation of the State Board of 1873 was, real, \$1,311,360 ; personal, \$419,768 ; total, \$1,731,128.

The Board's valuation is, real, \$1,441,275 ; personal, \$654,220 ; total, \$2,095,495.

NORTH KINGSTOWN.

This town rejoices in having not only a low rate of valuation, but also a low rate of taxation, a combination which many larger communities have striven for in vain.

The assessors claim to value real estate from 50 to 75 per cent. of its full value, but the Board find that this statement is somewhat exaggerated as applied to all the real estate of the town, as some farming properties do not realize their assessed value when offered for sale. But their statements are undoubtedly true, relative to village property. Such definite information about sales as the Board could obtain, indicated that the proportion of assessed values to selling values was very low. Considering these two classes of property upon the facts here presented, the Board estimated that the assessors value general real estate at 75 per cent. of its true value, which the Board ascertain to be \$2,358,866. The Board have increased the valuation of one of the railroads so that it should more nearly conform to the valuation put upon it under nearly the same conditions in other towns and have made the total valuation of railroads \$598,000, instead of \$448,000 the local assessment.

In the valuation of mill property the assessors have more nearly approached the standard of valuation of the Board than in their other valuations, and the Board find the true valuation of the mill property to be, real, \$355,000, against \$309,000 of the local assessors, and personal, \$303,000, against \$237,000 of the local assessors.

Adding the Board's valuation of mills and railroads to their valuation of the general real estate, the true valuation of the real property of the town is ascertained to be \$3,311,866.

In the matter of personal property the inference which the Board have drawn from the information obtained, is that the assessed valuation thereof was 90 per cent. of the true valuation. This finding is substantiated in part by the statement of the assessors, that the inventories of estates usually show a larger amount than the assessed value. The true value of this class of property is computed by the Board to be \$1,175,444, adding to this the Board's valuation of the mill personal makes the total personal valuation \$1,478,444.

The valuation of the assessors of 1889 was, real, \$2,470,050 ; personal, \$1,250,050 ; total, \$3,725,100. The valuation of the assessors of 1890 was, real, \$2,526,150 ; personal, \$1,294,900 ; total, \$3,821,050. The valuation of the State Board of 1873 was, real, \$1,948,842 ; personal, \$936,690 ; total, \$2,885,532.

The Board's valuation is, real, \$3,311,866 ; personal, \$1,477,444 ; total, \$4,799,310.

SOUTH KINGSTOWN.

The assessors first stated that they intended to tax real estate at its full cash value, but after a quite lengthy examination of their methods, facts were disclosed by their statements, that property as a rule brought more than it was assessed for, and that they actually assessed the village property at about 70 per cent. of its full value, and property throughout the town at about 80 per cent. of its full value. Farming property seemed to be assessed at nearer its value than other property, while such information of sales as the Board could get, tended to prove the statements of the assessors relative to their under-valuation of village property. The Board have determined that the statement of the assessors that they value property throughout the town generally at 80 per cent. of its true value is substantially correct, and therefore on that basis have ascertained the true valuation to be \$2,530,631.

The Board have not changed the valuation of railroad property, but found it necessary to place a slightly increased valuation on the mill property, they making the value of the mill real estate to be \$182,400 in place of \$147,000, the local assessment, and the mill personal estate to be \$178,600, in place of

\$92,370 the local assessment. The total real valuation of the town the Board find to be \$3,108,031.

The Board found a very large number of persons assessed for personal property, but also found that such property as assessed is not rated at its full value. Owners of railroad stock quoted at above par are not required to pay a tax thereon, and the impression seems to prevail, that several wealthy people are not assessed to the full amount of their ratable property. These matters together with some others brought to the attention of the Board, have led them to estimate the assessors' valuation of personal property to be 90 per cent. of the true value thereof, making the latter amount \$2,282,294, and with the Board's valuation of the mill personal makes a total personal of \$2,460,894.

The valuation of the assessors of 1889 was, real, \$2,503,900 ; personal, \$1,987,647 ; total, \$4,491,547.49. The assessors' valuation of 1890 was, real, \$2,566,505 ; personal, \$2,146,435 ; total, \$4,712,940. The valuation of the State Board of 1873, including the district of Narragansett not then set off, was, real, \$3,199,831 ; personal, \$2,234,200 ; total, \$5,434,031. The Board's valuation is, real, \$3,108,031 ; personal, \$2,460,894 ; total, \$5,568,925.

DISTRICT OF NARRAGANSETT.

This long narrow strip of the Town of South Kingstown was set off as the District of Narragansett in 1888. It borders its whole length on the ocean, and includes Point Judith and Narragansett Pier. Great improvements have been made in the property of this District during the past few years. The assessors do not claim to value the property at the price for which it will sell, but are governed largely in their valuation by the use to which property is put. There does not seem to be any fixed basis of valuation, but the property owned by summer residents seems to be valued considerably less in proportion than the other property in the town. The Board did not get a sufficient number of sales from the record where the consideration was expressed, to give them any definite results relative to a comparison of the taxed and selling values, but they were enabled to obtain considerable information from citizens of the District, owners of property, and from the assessors concerning the actual prices obtained from the sales of different pieces of property.

This information shows that large amounts of property have been and are

selling at a very much larger price than the assessed rate thereof. The Board's personal examination of property, and the facts ascertained as above, together with such comparisons of the valuation of specific pieces of property as the Board were able to make, have led them to conclude that the assessors' valuation of the real estate is 70 per cent. of the true valuation, namely, \$4,193,071.

There is not a large amount of personal estate in the District, and the assessors are inclined to be a little easy in assessing what there is. Mortgages appear to be assessed at 75 per cent. of their face value, but there is not a large amount of this class of property in the District. The Board have determined that the assessors have valued personal property at 90 per cent. of its full value, which they find to be \$413,111.

The assessors's valuation of 1889 was, real, \$2,603,445 ; personal, \$445,050 ; total, \$3,048,495. The assessors' valuation of 1890 was, real, \$2,935,150 ; personal, \$371,800 ; total, \$3,306,950. The Board's valuation is, real, \$4,193,071 ; personal, \$413,111 ; total, \$4,606,182.

CHARLESTOWN.

The Board could not get very much information relative to the value of real property in this town, because there did not seem to be much information to be had. Transfers were few in number and there was very little variance from the taxed value in the selling price. The assessors had been obliged to reduce the valuation upon real estate during the last few years, as the property seemed to have been assessed much beyond its actual value. The railroad running through the town is of great benefit to it, as it enables the town to raise its needed revenue without serious burdens upon the towns people. The Board have determined from a very careful examination of this question of valuation as applied to Charlestown, that the assessors have placed as high a valuation upon all the property of the town as could reasonably be expected, and therefore find that the assessed valuation of both real and personal is 100 per cent. of the true valuation.

The valuation of the assessors of 1889 was, real, \$642,760 ; personal, \$108,000 ; total, \$750,760. The valuation of the assessors of 1890 was, real, \$643,910 ; personal, \$110,650 ; total, \$754,560. The valuation of the State Board of 1873 was, real, \$564,210 ; personal, \$99,750 ; total, \$663,960.

The Board's valuation is the same as the assessors of 1890.

WESTERLY.

Upon the first visit of the Board to this town they found it extremely difficult to obtain any information whatever relative to the actual value of real estate therein. The Board however made a thorough personal inspection of the property in town and gathered such information as was possible from its citizens. At a subsequent meeting with the assessors in June, 1890, the Board were able to obtain much more satisfactory information than at the former meeting. The town is made up of three districts, each representing a different class of real estate, namely, the village property, the farming property and the Watch Hill district. The record of sales in the Watch Hill district showed that the property therein had been valued by the assessors at about 67 per cent. of the selling value, and in the village portion of the town, property was assessed at 89 per cent. of the selling value. Deducting the mill and railroad property, the Board from the information obtained have concluded that the assessed valuation of the remainder of the real estate is 85 per cent. of the true value, namely, \$4,208,000. The railroad property the Board think is over-valued, but they have retained the assessors' valuation thereof and taken it into consideration in fixing the percentage above found.

The mill property appears to be assessed entirely as real estate, and the Board have been obliged to separate the personal from the real valuation of the same. The Board find from this process and from applying their standard of mill valuation to this property, that the real estate of mills is \$327,000, and the personal estate \$333,104. Adding this real of the mills to the Board's general valuation of the real, they find the total valuation of the real property to be \$4,985,000.

The statements of the assessors relative to their method of valuing personal property, and the other information brought to the attention of the Board respecting the same, including the fact of the large amount of deposits in the Savings Bank, and the considerable amount of Bank capital employed here, have enabled the Board to conclude that the assessed personal valuation is 80 per cent. of the true valuation, which makes the true valuation \$1,490,793, and the total personal valuation, with the mills, \$1,823,897.

The assessors' valuation of 1889 was, real, \$4,155,400 ; personal, \$1,110,530 ; total, \$5,265,930. The valuation of the assessors of 1890 was, real, \$4,574,800 ; personal, \$1,192,635 ; total, \$5,767,435. The valuation of the State Board of 1873 was, real, \$4,055,321 ; personal, \$1,385,400 ; total, \$5,440,721. The Board's valuation is, real, \$4,985,000 ; personal, \$1,823,897 ; total, \$6,808,897.

HOPKINTON.

There does not seem to be a great demand for property in this town, and but few transfers therefore appear in the records, but that there has been a general improvement in values of real estate during the past several years is evidenced by the assessors' estimates from year to year. The main improvement seems to have been in the village property, as farms are evidently not worth so much as formerly. The Board could get no record of sales which would assist them, and obtained most of their information from the assessors and the town clerk. The statistics of improvements in the town, together with the other information obtained, have determined the Board in fixing the value of real estate, and they find that the assessors have valued this kind of property, exclusive of railroad and mill property, at 90 per cent. of its true value, the latter amount being \$884,222.

The assessors seem to have placed as high valuation on railroad property as the corporations would stand. In assessing mill property they have rated all of it as real estate. The Board were compelled to separate the real and personal valuations of this class of property. Applying their standard of valuation thereto, they find the valuation of the real estate thereof to be \$200,000, and of the personal valuation thereof to be \$290,000.

Adding their real valuation of the mills and the assessed valuation of railroads to their valuation of general real estate, the Board find the true valuation of the total real estate to be \$1,184,212.

The Board believe that the assessors have valued about all the personal property that they could fairly reach, with the exception of the personal property of mills, and have therefore accepted the assessed valuation of the personal property exclusive of mills. Adding their estimate of the latter class of property to said accepted value, determines the true valuation of the total personal property to be \$959,200.

The valuation of the assessors of 1889 was, real, \$1,212,900; personal, \$521,200; total, \$1,734,100. The valuation of the assessors of 1890 was, real, \$1,140,300; personal, \$775,200; total, \$1,915,500. The valuation of the State Board of 1873 was, real, \$1,350,062; personal, \$462,200; total, \$1,812,262.

The Board's valuation is, real, \$1,184,212; personal, \$959,200; total, \$2,143,412.

RICHMOND.

After obtaining some special information about the mill property, the Board have accepted the statement of the assessors, relative to their valuation of both the real and personal property of mills, in which they claimed to assess such property at 75 per cent. of its actual value, the Board's estimate of mill property being, real, \$252,664 ; personal, \$216,000. From the further statements of the assessors, relative to farming property and village property in the town, and from a system of comparisons which the Board instituted, it has been found that the assessed valuation of both real and personal property in the town is 95 per cent. of the true value, making totals of those classes of property, of real, \$840,842 ; and personal, \$291,052, and a total valuation of the real property including mills and railroad of \$1,093,506 and a total personal valuation of the town of \$507,052.

The assessed valuation of 1889 was, real, \$1,082,100 ; personal, \$357,600 ; total, \$1,439,700. The assessed valuation of 1890 was, real, \$988,300 ; personal, \$438,500 ; total, \$1,426,800. The valuation of the State Board of 1873 was, real, \$951,690 ; personal, \$329,130 ; total, \$1,280,820. The Board's valuation is, real, \$1,093,506 ; personal, \$507,052 ; total, \$1,600,558.

EXETER.

This is one of the towns where there has been a gradual decrease in the population, and a consequent depreciation in its value of property. After a thorough examination of the property of the town, and after giving very careful consideration to the statements of the assessors, wherein they state that the farming lands do not as a rule sell for the assessed value, and to the transfers of property, which in about half the cases show the actual consideration, the Board have concluded that they cannot do injustice if they accept the estimate of the real and personal valuation of the town by the local assessors. They therefore find that the real and personal valuation of the town by the local assessors is 100 per cent. of the true valuation.

The valuation of the assessors of 1889 was, real, \$496,080 ; personal, \$110,000 ; total, \$606,080. The valuation of the State Board of 1873 was, real, \$478,478 ; personal, \$132,280 ; total, \$610,758. The valuation of the assessors of 1890 was, real, \$485,640 ; personal, \$107,700 ; total, \$593,340 ; the Board's estimate being the same.

WARWICK.

There are five assessors in this town, selected from different districts, each one of whom is expected to take charge of the valuations in his district. They state their intention to value at full, fair, cash value, and define that expression to be what property would bring at forced sale. They do not visit the property in every part of the town, and do not change the valuation of property unless some marked improvement thereon is called to their attention. As a reason for this, they state that their remuneration is so small that they cannot afford to go into the business very thoroughly. There are a great many shore places in this town where numerous summer dwellings have been erected, and property has experienced a considerable "boom" in those sections during several years past. As is usual with this class of property, the smaller estates appear to be assessed at a greater percentage of their cost than the more expensive estates with the elaborate improvements thereon. Farming lands in this town, while not in the deplorable condition to be found in certain sections of the State, are yet not nearly so valuable as the farming lands on the island of Rhode Island for instance, and as a rule are assessed at approximately their fair cash value. But from the information received from the assessors, and from other citizens of the town, the Board would infer that in the more populous communities, i. e., the mill villages and the shore villages, property was not assessed at a very high percentage of its full value; and although a record of such transfers as they could obtain at the record office, wherein the actual consideration appeared to be stated, showed that the assessed values were something over 90 per cent. of the prices obtained, yet the Board, considering all the circumstances above set forth, have concluded that the real estate, exclusive of mills and railroads and also exclusive of the Oakland Beach and Rocky Point properties, is assessed at 85 per cent. of the true value, which true value they find to be \$6,735,823.

The Board find that the assessors' method of valuing mill property was to fix a total valuation upon each establishment, and then to divide the amount and call one-half the real valuation and one-half the personal valuation thereof. The Board were therefore compelled to re-adjust the valuations of this class of property, and to determine the true valuation thereof by the methods and standard which they had established. They thus found the valuation of the real property of the mills to be \$2,302,634, in place of

\$2,113,060, the local assessors' valuation, and the valuation of the personal of mills to be \$2,961,050, instead of \$1,934,510, the local assessment thereof.

The assessors do not seem to have given much attention to the valuation of railroad property, and the Board find that it is in fact greatly undervalued in comparison with the valuation of the same kind of property in the adjoining towns. They have therefore placed a valuation upon this property of \$845,000, in place of \$645,000, the local assessment. Adding the Board's valuation of the real property of mills, and of the Oakland Beach and Rocky Point properties, and of the railroads, the total true valuation of the real property of the town is found to be \$10,043,457.

The assessors seem desirous of avoiding the burden which would weigh on their conscience if they should happen to over-value the personal property of an individual, and therefore approached this question of personal property valuation with great caution. They state that they do not tax farming tools, live stock or personal chattels ; do not always value mortgages at their face value ; know little if anything of any railroad stock held in the town ; and also admit that the inventories of estates are found as a rule to be much larger than their assessed values. The further statement was made that a large number of persons have come into the town for the purpose of escaping taxation. The wants of the town being few and the valuation of real property and of mills being large enough even under a low valuation, to enable the town to supply these wants on a very low rate of taxation, there has been no particular inducement for the assessors to look for more personal property than they could easily find. With these facts in mind and regarding also the increase in the population of the town, the Board have concluded that the assessors' valuation of personal property exclusive of mills is certainly not over 75 per cent. of its true value, which amount they find to be \$1,412,866. Adding to this sum the Board's personal of mills, shows the total valuation of the personal property of the town to be \$4,373,916.

The valuation of the assessors of 1889 was, real, \$8,243,035 ; personal, \$3,159,740 ; total, \$11,402,775. The valuation of the assessors of 1890 was, real, \$8,618,510 ; personal, \$2,994,160 ; total, \$11,612,670. The valuation of the State Board of 1873 was, real, \$7,894,993 ; personal, \$3,107,970 ; total, \$11,002,963.

The Board's valuation is, real, \$10,043,457 ; personal, \$4,373,916 ; total, \$14,417,373.

COVENTRY.

The assessors are selected from different sections of the town and are responsible, apparently, each for his own district. There appears to be no standard of valuation of real estate. The assessors seem to have taken old valuations and added to or deducted from them as they thought proper. The farming lands have barely held their own, and in many cases have depreciated in value, while in some of the villages, values seem out of proportion to the surroundings, although the assessors assured the Board that the prices quoted to them of certain village property had been and were easily obtained.

In other sections the assessors did not, according to the information obtained by the Board, place the highest value upon the property. The records of sales show the assessed values to approximate very closely to the selling values, and the Board have come to the conclusion that the assessors' valuation of real estate, exclusive of mills and railroads, is about 95 per cent. of the true value, and this true value is ascertained to be \$1,476,684.

In regard to the mill property of the town it was found that the assessors had valued the real estate at very nearly its full value, their valuation being \$826,400, as compared with the Board's calculation of \$843,400, while in case of the personal, under-valuation was more marked, the assessors' valuation being \$497,000, while the Board's was \$638,600.

The Board found that the property of one of the railroads was considerably under-valued, and have increased the same to more nearly a fair valuation. Their estimate of the railroad property is \$447,000, as against \$327,000 of the local assessors.

Adding the Board's valuation of the mills' real and of the railroads to their valuation of the general real estate, determines the true value of the total real property to be \$2,767,084.

The assessors' statements that they do not tax small holdings of stock nor railroad stocks at all, and that inventories of estates have shown a considerably larger amount of property than assessed thereon, have led the Board to fix the percentage of the assessors' valuation of personal property to the true valuation at 90 per cent., the true valuation being, exclusive of mills, \$901,222; and with the Board's estimate of the mill property, the total personal valuation is found to be \$1,539,822.

The assessors' valuation of 1889 was, real, \$2,505,250; personal, \$1,275,350; total, \$3,780,600. The assessors' valuation of 1890 was, real, \$2,556,250; per-

sonal, \$1,308,100 ; total, \$3,864,350. The valuation of the State Board of 1873 was, real, \$2,559,895; personal, \$1,531,752; total, \$4,091,617. The Board's valuation is, real, \$2,767,084; personal, \$1,539,822; total, \$4,306,906.

EAST GREENWICH.

The assessors made two statements relative to their valuation of real property, one, that they valued business property on the basis of what the income would be, the other, that they intend to value real estate at as near the full value as they can get at it, based on the selling price. They value land in the village by the front foot. They further stated near the close of the examination that they intended to give a leeway on all property and valued at perhaps 85 or 90 per cent. of the apparent value. The Board could not obtain much information from the record of transfers, but in a number of cases, where they were able to learn the actual selling prices, found that the assessed values were considerable lower than the selling values, and the Board have determined that the assessors have valued real estate at 90 per cent. of its true value, the true value being \$1,817,955, including in this estimate real property of all kinds.

As the assessors do not tax farming tools, live-stock, railroad stock or personal chattels, and the inventories of estates have shown in a number of instances a considerable increase over the assessed value, the Board have estimated the assessed value of personal property to be 85 per cent. of its true value, which they therefore compute to be \$663,475.

The valuation of the assessors of 1889 was, real, \$1,494,950; personal, \$328,500; total, \$1,823,450. The valuation of the assessors of 1890 was, real, \$1,635,160; personal, \$563,954; total, \$2,200,114. The valuation of the State Board of 1873 was, real, \$1,560,931; personal, \$308,925; total, \$1,869,856.

The Board's valuation is, real, \$1,817,955; personal, \$663,475; total, \$2,481,430.

WEST GREENWICH.

The statement of the assessors that they generally assess real estate at about full, fair, cash value, is taken with a grain of allowance, especially when it is considered that the assessors have reduced the valuation of real estate much below that of similar lands in the adjoining towns of Exeter and

Coventry, and have raised the rate of taxation to an amount sufficient to obtain the same revenues as before.

After fully considering these matters and making an examination of the property of the town, the Board have concluded that the assessed valuation of 1890 is 80 per cent. of the true valuation, making the latter, \$355,000.

The personal valuation of the town is small, but owing to the radical decrease in population, the Board think that the assessed valuation cannot fairly be changed, and find it to be 100 per cent. of the true valuation, i. e., \$84,400

The valuation of the assessors of 1889 was, real, \$287,850; personal, \$75,650; total, \$363,500. The valuation of the assessors of 1890 was, real, \$284,000; personal, \$84,400; total, \$368,400. The valuation of the State Board of 1873 was, real, \$373,600; personal, \$174,520; total, \$548,120.

The Board's valuation is, real, \$355,000; personal, \$84,400; total, \$439,400

The amount of the valuation of the several towns of the State, by the State Board of 1873 was as follows :

Towns.	Real Estate.	Personal Property.	Total.
Providence	\$116,544,000	\$40,160,700	\$156,704,700
North Providence.....	21,497,387	2,227,555	23,724,942
East Providence.....	3,227,212	563,325	3,790,537
Pawtucket.....	5,161,737	1,825,405	6,987,142
Lincoln	6,488,395	2,097,628	8,586,023
Smithfield	1,422,906	913,680	2,336,586
North Smithfield	1,589,076	1,092,050	2,681,116
Woonsocket	8,479,595	3,017,967	11,497,562
Cumberland.....	3,860,966	2,132,750	5,993,716
Burrillville	2 099,570	661,900	2,761,470
Glocester	826,775	365,500	1,192,275
Foster	511,250	151,400	662,650
Scituate	1,724,731	985,592	2,710,323
Johnston	3,354,093	879,300	4,233,393
Cranston	7,220,277	1,042,200	8,262,477
Newport	20,983,850	8,489,700	29,473,550
Middletown	2,295,500	482,650	2,778,150
Portsmouth	2,093,067	523,700	2,616,767
Tiverton	1,227,637	555,915	1,783,552
Little Compton.....	923,285	352,800	1,276,085
Jamestown	547,167	120,400	667,567
New Shoreham	377,308	71,775	449,083
Warren	1,837,122	2,858,024	4,695,146
Bristol	3,116,111	2,177,868	5,293,979
Barrington	1,311,360	419,758	1,731,128
North Kingstown.....	1,948,842	936,680	2,885,532
South Kingstown	3,199,831	2,234,200	5,434,031
Charlestown.....	564,210	99,750	663,960
Westerly	4,055,321	1,385,400	5,440,721
Hopkinton.....	1,350,062	462,200	1,812,262
Richmond	951,690	329,130	1,280,820
Exeter.....	478,478	132,280	610,758
Warwick.....	7,894,993	3,107,970	11,002,963
Coventry	2,559,895	1,531,752	4,091,617
East Greenwich	1,560,931	308,925	1,869,856
West Greenwich.....	373,600	174,520	548,120
	\$243,658,190	\$84,872,369	\$328,530,559

The total valuation of several towns was thereafter fixed, in consequence of territorial change, as follows :

Providence	\$168,547,726
North Providence.....	1,029,846
Pawtucket	17,839,212
South Kingstown.....	3,490,468
District of Narragansett	1,943,562

The valuation of the several towns of the State, reported by the Board, is as follows :

Towns.	Real Estate.	Personal Property.	Total.
Providence.....	\$127,057,275	\$49,140,015	\$176,197,290
North Providence	1,388,900	377,800	1,766,700
East Providence	6,677,918	1,105,601	7,783,519
Pawtucket	21,823,759	6,589,355	28,413,114
Lincoln	8,800,028	3,237,300	12,037,328
Smithfield	1,487,398	790,600	2,277,998
North Smithfield.....	1,693,888	1,105,494	2,799,382
Woonsocket	9,211,687	3,308,323	12,520,010
Cumberland	5,829,978	2,904,325	8,734,303
Burrillville.....	2,717,794	1,284,686	4,002,480
Glocester.....	840,200	677,600	1,517,800
Foster	386,925	117,700	504,625
Scituate.....	1,812,500	966,078	2,778,578
Johnston	5,730,344	999,444	6,729,788
Cranston	8,265,677	1,217,722	9,483,399
Newport	36,224,143	9,151,666	45,375,809
Middletown	2,481,266	601,333	3,082,599
Portsmouth	1,957,500	566,250	2,523,750
Tiverton	1,745,324	903,900	2,649,224
Little Compton.....	1,351,187	535,555	1,886,742
Jamestown.....	2,094,500	363,800	2,458,300
New Shoreham	750,782	131,255	882,037
Warren	2,063,894	2,055,619	4,119,513
Bristol	4,084,842	1,578,634	5,663,476
Barrington	1,441,275	654,220	2,095,495
North Kingstown.....	3,311,866	1,478,444	4,790,310
South Kingstown.....	3,108,031	2,460,894	5,568,925
District of Narragansett ...	4,193,071	413,111	4,606,182
Charlestown.....	643,910	110,650	754,560
Westerly	4,985,000	1,823,897	6,808,897
Hopkinton	1,184,212	959,200	2,143,412
Richmond	1,093,506	507,052	1,600,558
Exeter	485,640	107,700	593,340
Warwick	10,043,457	4,373,916	14,417,373
Coventry	2,767,084	1,539,822	4,306,906
East Greenwich	1,817,955	663,475	2,481,430
West Greenwich	355,000	84,400	439,400
	\$291,907,716	\$104,886,836	\$396,794,552

The percentage of the valuation of each town as compared with the total valuation of the State, according to the present State valuation and the valuation as reported by the Board, is :

Towns.	1873.	Changed Valuation.	New Valuation.
Providence . . . . .	.47699	.51304	.44405+
North Providence . . . . .	.07222	.00314	.00445+
East Providence . . . . .	.01154		.01961+
Pawtucket . . . . .	.02127	.05430	.07160+
Lincoln . . . . .	.02614		.03033+
Smithfield . . . . .	.00711		.00574+
North Smithfield . . . . .	.00816		.00705+
Woonsocket . . . . .	.03500		.03155+
Cumberland . . . . .	.01824		.02201+
Burrillville . . . . .	.00849		.01008+
Glocester . . . . .	.00363		.00382+
Foster . . . . .	.00202		.00127+
Scituate . . . . .	.00825		.00700+
Johnston . . . . .	.01289		.01696+
Cranston . . . . .	.02515		.02390+
Newport . . . . .	.08971		.11435+
Middletown . . . . .	.00846		.00776+
Portsmouth . . . . .	.00796		.00636+
Tiverton . . . . .	.00543		.00667+
Little Compton . . . . .	.00388		.00475+
Jamestown . . . . .	.00203		.00619+
New Shoreham . . . . .	.00137		.00222+
Warren . . . . .	.01429		.01038+
Bristol . . . . .	.01611		.01427+
Barrington . . . . .	.00527		.00528+
North Kingstown . . . . .	.00878		.01207+
South Kingstown . . . . .	.01654	.01062	.01403+
District of Narragansett		.00592	.01160+
Charlestown . . . . .	.00202		.00190+
Westerly . . . . .	.01656		.01715+
Hopkinton . . . . .	.00552		.00540+
Richmond . . . . .	.00390		.00403+
Exeter . . . . .	.00186		.00149+
Warwick . . . . .	.03349		.03633+
Coventry . . . . .	.01245		.01085+
East Greenwich . . . . .	.00569		.00625+
West Greenwich . . . . .	.00167		.00110+
	1.00000		.99985+

The share of each town of every \$1,000 of tax collected by the State from the towns, according to the valuation of 1873 and the valuation reported by the Board, is:

Towns.	1873.	Changed Valuation.	New Valuation.
Providence	\$476 99	\$513 04	\$444 05
North Providence	72 22	3 14	4 45
East Providence	11 54		19 61
Pawtucket	21 27	54 30	71 60
Lincoln	26 14		30 33
Smithfield	7 11		5 74
North Smithfield	8 16		7 05
Woonsocket	35 00		31 55
Cumberland	18 24		22 01
Burrillville	8 40		10 08
Glocester	3 63		3 82
Foster	2 02		1 27
Scituate	8 25		7 00
Johnston	12 89		16 96
Cranston	25 15		23 90
Newport	89 71		114 35
Middletown	8 46		7 76
Portsmouth	7 96		6 36
Tiverton	5 43		6 67
Little Compton	3 88		4 75
Jamestown	2 03		6 19
New Shoreham	1 37		2 22
Warren	14 29		10 38
Bristol	16 11		14 27
Barrington	5 27		5 28
North Kingstown	8 78		12 07
South Kingstown	16 54	10 62	14 03
District of Narragansett		5 92	11 60
Charlestown	2 02		1 90
Westerly	16 56		17 15
Hopkinton	5 52		5 40
Richmond	3 90		4 03
Exeter	1 86		1 49
Warwick	33 49		36 33
Coventry	12 45		10 85
East Greenwich	5 69		6 25
West Greenwich	1 67		1 10
	<hr/> \$1,000 00		<hr/> \$999 85+

The assessors of the following towns have separated the value of the land and the value of the improvements, with totals, as follows:

Towns.	Land.	Improvements.
North Providence.....	\$463,350	\$528,325
Pawtucket.....	10,154,522	10,245,878
Lincoln	4,038,605	4,753,620
Smithfield	483,389	757,150
North Smithfield.....	569,025	947,325
Cumberland	1,876,098	3,142,324
Foster	217,650	169,275
Scituate.....	480,975	1,098,500
Johnston	2,443,700	2,529,700
Cranston	3,573,075	3,837,875
Tiverton	662,725	840,201
Jamestown	953,800	512,350
North Kingstown.....	1,246,400	1,279,750
South Kingstown .. .	954,655	1,611,850
District of Narragansett.	2,158,000	777,150
Charlestown	481,560	162,350
Hopkinton.....	155,500	984,800
Richmond	188,925	799,375
Exeter	343,845	141,795
Warwick	3,188,060	5,430,450
Coventry	715,235	1,841,015
East Greenwich.....	713,455	922,705
West Greenwich.....	194,850	89,150
	<u>\$35,254,899</u>	<u>\$43,402,913</u>

State of Rhode Island, &c.

IN GENERAL ASSEMBLY, JANUARY SESSION, A. D. 1889.

RESOLUTION APPOINTING A JOINT SPECIAL COMMITTEE ON THE REVENUE OF THE STATE.

[Passed April 26th, 1889.]

RESOLVED, That Messrs. Israel B. Mason of Providence, Henry W. Hayes of Bristol and Edwin A. Perrin of Pawtucket, on the part of the House of Representatives, and Messrs. Joseph E. Cole of Woonsocket and Robert S. Franklin of Newport, on the part of the Senate, be a joint special committee for the purpose of examining into the present methods of valuation of the several cities and towns of the State, upon which the State tax is based, and also to take into consideration all subjects connected with the revenue of the State, the sources from which it is derived, and the manner of assessing and collecting the same, and also all matters in connection therewith. Said committee shall have power to appoint from their own number or otherwise, a secretary, to send for persons and papers, to examine all the books and records of the several cities and towns, or any officer thereof, so far as the same may be by them deemed necessary for the prosecution of their work.

Said committee shall report by bill or otherwise to the next General Assembly at its adjourned session in Providence.

A true copy. Attest :

S. H. CROSS,

Secretary of State.

State of Rhode Island and Providence Plantations.

JANUARY SESSION, A. D. 1890.

AN ACT RELATING TO THE REVENUE OF THE STATE.

It is enacted by the General Assembly as follows :

SECTION 1. The joint special committee appointed at the January Session A. D. 1889, of the General Assembly, to inquire into the sources of revenue of the State, together with Ambrose Feely of Woonsocket and Amos D. Arnold of Pawtucket, is hereby constituted a board of State valuation.

SEC. 2. Said board shall, continuing the work of and following the plan established by said committee, prepare a re-valuation of all the ratable property of the several towns and cities of the State, and shall report the same to the General Assembly at its January Session, 1891, before February 1st, 1891, and, if approved by the General Assembly, the same shall be used by the General Treasurer as the basis for the apportionment of the State tax among said towns and cities.

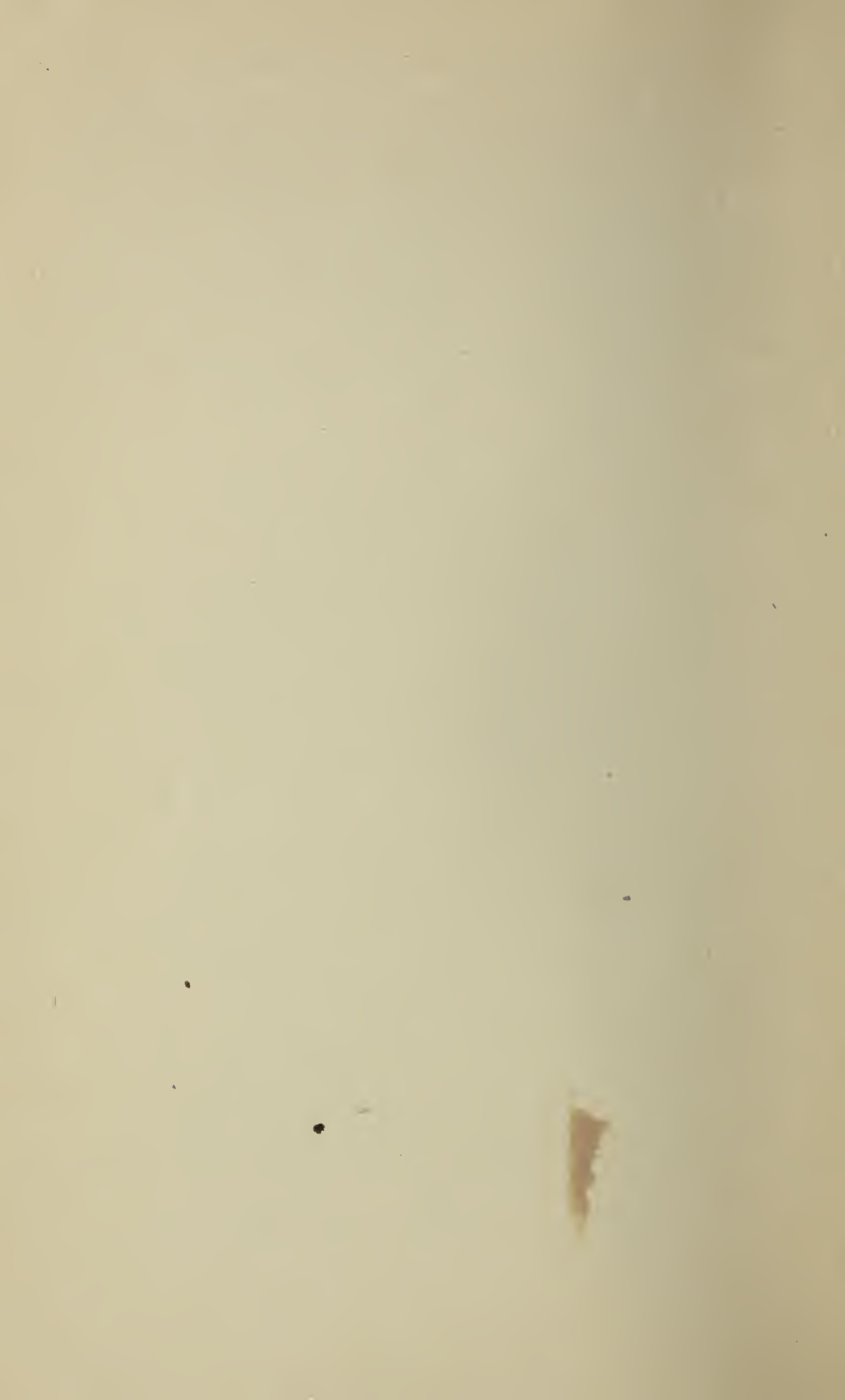
SEC. 3. Said board shall have the authority to administer, through its chairman, oaths to all persons appearing before it; to send for persons and papers; to examine all the books and records of the several cities and towns and of any officer thereof, and to make a personal inspection of all property in the State, so far as the same may by it be deemed necessary, at proper and convenient times; and said board may employ a clerk.

SEC. 4. Said board shall also inquire into the other sources of revenue to State, and such possible sources of revenue as it may deem advisable, for the purpose of suggesting a means of increasing the revenue of the State without increasing the burdens of direct taxation upon the people of the the State; and shall report its findings, together with such suggestions as may appear to it proper to be made, to the General Assembly at its January Session, A. D. 1891.

SEC. 5. There is hereby appropriated for the use of said board the sum of

seventy-five hundred dollars, said sum to cover the entire expense of the work of said board, including the compensation of its members and of the clerk of said board in full, and all expenses incident to the work of said board which may be incurred. Said sum shall be paid out of any money in the treasury not otherwise appropriated, and the State Auditor shall draw his orders upon the General Treasurer for said sum or such portion thereof as may be required from time to time, upon an order signed by the chairman and one other member of said board, and approved by the Governor of the State.

SEC. 6. This act shall take effect immediately.





3 0112 027623245